

ARCHITECTURE DEPARTMENT CHINESE UNIVERSITY OF HONG KONG

MASTER OF ARCHITECTURE PROGRAMME 2000-2001 DESIGN REPORT

AN URBAN WATERFRONT EDGE DESIGN - NORTH POINT FISHING PARK

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April 2001



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***CUHK, Master of Arch,
Hollain Lau Hoi Leung***

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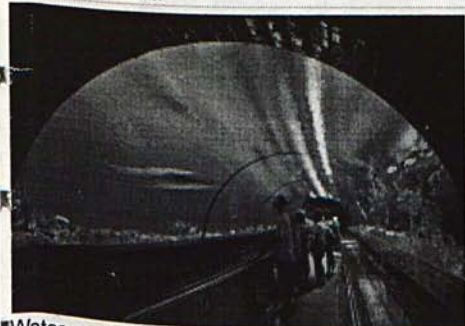
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the three elements

Water: *"If there is magic on this planet, it is contained in water."* by American anthropologist Loren Eiseley. According to Tao theory of China, Water is one of the *Five Elements* including Gold, Wood, Water, Fire and Soil. Water, is claimed as the path of natural order. **"Water is a living thing,"** noted Kuo-hsi in his *Essay on Landscape Painting*. To the associations between water and architecture, it has long been explored and pursued by the designers and architects. According to Charles W. Moore, **"The key to understanding the water of architecture is to understand the architecture of water — what physical laws govern its behavior, how the liquid acts and reacts with our senses, and, most of all, how its symbolism relates to us as human beings."**

The forms of the water, ice, liquid and steam are the key to the designers. Ice is frozen, liquid is flow and steam is evaporate. Among these forms, liquid is used most often. But, architecture is space and environment, the solid ice and vaporous steam should also be presented to enhance the quality of the environment.



Water can be seen, appreciated.



Water can be listened



Colour of water



Interaction with water

the three elements



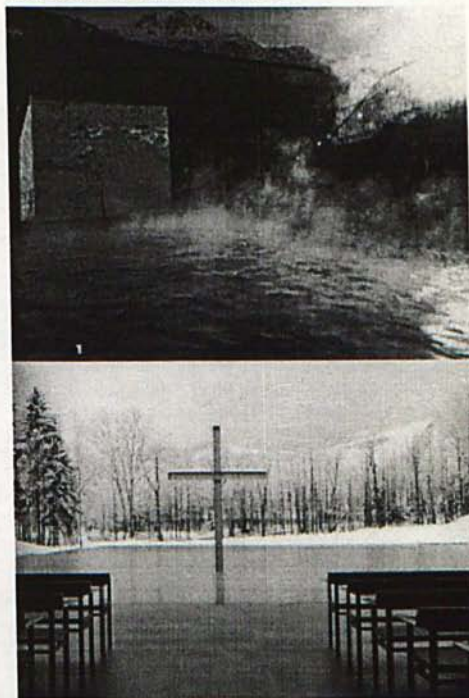
Reflection of water



Interaction with water feature



Animal interacts with water;
Form of water: liquid



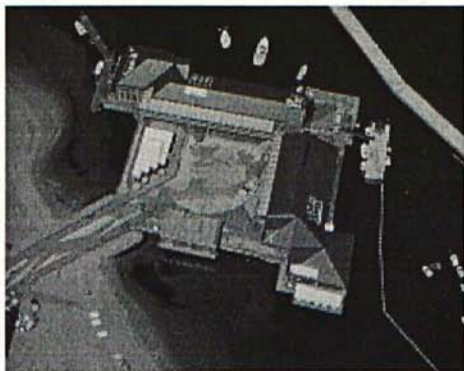
Form of water: steam (upper), ice (lower)

Land: It is the solid part of the earth's surface. It is the last element of *the Five Elements* in the Chinese philosophy. Earth has commonly been viewed as a living organism in China. Human settlement is mostly on the land. Since land is a limited resource and fixed factor, it is continuously exploited by the human corresponding to the population growth. Land is exploited to an extent that even reclaimed from the sea in the recent decades. In this sense, land is increasing in contrast with the decreasing of the waterbody. The relation between land and waterbody is in competition. One question is asked: Do they live together and fall in love?

the three elements



Land is reclaimed from the removal of hill



Land is obtained from temporarily extension of man-made structure



Land is horizontally reclaimed from the water



Land is vertically developed

Activities: Activity is human beings, behavior and lives of people. It involves action and participant. **'Act'** of the activity means motion and active, or an active motion. Activity is not necessary to be a continuous movement or in a moving status. It can be a gesture in silence and stillness. Nothing to do is also something to do if it is motivated. The category of activity can be divided into static and dynamic. The static activity involves less or no movement. It can be sitting, talking, lying on the ground, mediating, and taking a rest. The dynamic activity involves more movement and action. It includes walking, running, playing games and swimming etc. There are various kinds of activities in different places, but more importantly is what makes the participant doing such activity. Activity depend very much on ambience, environment and physical settings.

the three elements



Beach activity



Cultural activity



Sightseer: nature knowledge seeking



Gourmand: eating



Novelty seeking activity: watching performance



Nightlife activity

the three elements

Waterfront: Waterfront is water and architecture. Waterfront consists of water and land which provides a number of unique environmental opportunities contributing spatial value and experience for the public. Water is an essential attraction in all cultures and among different classes of people. In effect, no matter be defined as seashore, river bank or lake side, it becomes a prime place of urban development and redevelopment projects. It is even a favorite venue for celebrations and ceremonies during different festivals. Whether for ritual or recreation, people seek the waterfront as a leisure place for relaxation.

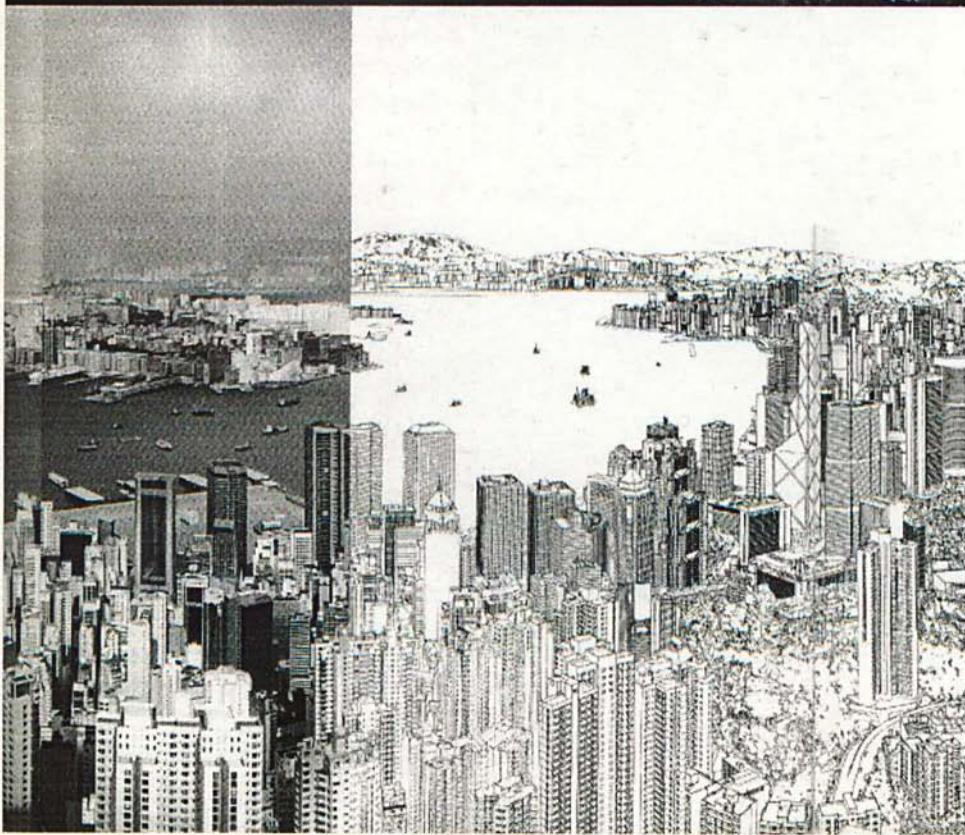
Edge: According to Charles W. Moore, *"Emotional contact with water occurs when people are allowed to get as close as possible without actually touching it, resulting in our famous 'mental leaning out over.' The most important thing to consider when making designs involving emotional contact with water is the edge."* Edges are the linear breaks in continuity: shores, railroad cuts, edges of complex, walls. Edges are the boundaries between two phases, and lateral references rather than coordinate axes. Sometimes, edges may be barriers preventing penetration from one region to another region. Sometimes edges are visually delineation but accessible between two areas. They are uniting seams, aim at making differences, but not isolating barriers. Edges may also like path as well, have directional qualities. They can be walked and sat on. A waterfront edge is a dominant boundary between water and land.



the three elements



the fascinating harbour



the fascinating harbour

"But the real untapped power of Hong Kong lies along its waterfront,.....offers a new frontier for development." By Robert Stern.

A vital part of history of civilization involves events and developments that have occurred along the coasts, rivers, canals, bays and harbours. Since the waterscape is linked to the origins of human life and having both a mental and symbolic meaning, it is closely related to urban culture itself. In case, 'Hong Kong' is a harbour, it has been famous because of the history of harbour almost a hundred years ago. The name of 'Hong Kong' is from the meaning of harbour and port. The business of transportation from the waterway has become the main source of economic flourish. Hong Kong becomes one of the most fascinating cities in the world because of its waterfront character. However, the importance of this character and advantage seems to be forgotten, especially the image of the Victoria Harbour is totally destroyed.

In recent decades, reclamation in the urban area is carried out continuously for residential and commercial uses. The water body, this given asset is ignored and would be no longer exist some years later. At that time, the image of the Victoria Harbour might be look like a river. Therefore, to save the given asset of Hong Kong, to allow a leisure urban waterfront are for the public, the waterfront development should be seriously considered.



1986



1996

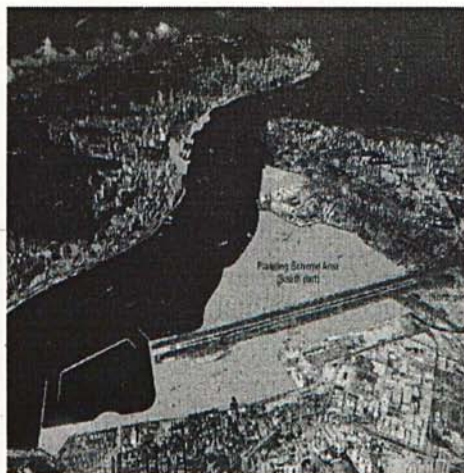


1998

the fascinating harbour



2000



Future?



1845



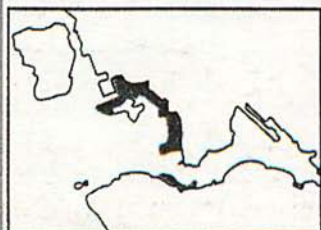
1945



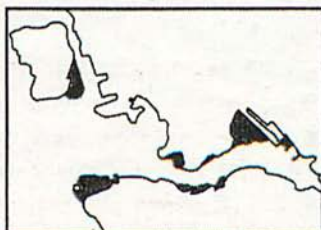
1967



1977



1998



Future?

performance of urban waterfronts in h.k.



Kowloon

Tsim Sha Tsui

In 1980, the Urban Council and the Hong Kong Government jointly developed a Cultural Complex waterfront in an attempt to enhance Hong Kong's cultural scene and to dedicate a waterfront site for public uses. Four integrated buildings incorporating raised galleries and landscaped gardens are designed. However, the critics pointed out that the building form and layout did not match the surrounding urban fabric. In fact, the whole complex blocks the spectacular view to the harbor. Even, nowadays, it is claimed that the straight sea wall and the absence of an inner water body contribute to make a sense of monotony into the waterfront promenade.



Eastern Coast of the Tsim Sha Tsui

The waterfront in the eastern coast of the Tsim Sha Tsui is formed by the offices, shopping malls, entertainment complex, the science centre and the Hong Kong Polytechnic University. The layout of the building blocks is arranged as parallel to the long shoreline. However, the above complex is separated from the waterfront promenade by a heavy traffic road, Salisbury Road. Without any fixed or temporary facilities and settings, the waterfront promenade along is very long but boring. Although the breezeway from the harbour is relaxing at night, it is lack of the pedestrian linkage from the urban centre to the promenade. The advantage of the waterfront location is not fully utilized.

performance of urban waterfronts in h.k.



Western Coast of the Kowloon Peninsula

The western coast of the Kowloon Peninsula, adjacent to Tsim Sha Tsui, is mostly the terminal and piers. The former wharf zone of the Kowloon Docks has been transformed into commercial and hotel complex. Public access to the waterfront edge only limits to transportation and commercial activities. The enjoyable open space, the Kowloon Park, attracts a lot of citizens and visitors but without interaction with the waterscape as a result of blocked by these commercial complex. It is clear that there is not any initial planning for connection between the Kowloon Park and the waterfront complex.



Hung Hom reclamation in 90S



Harbour Plaza and Harbour Front 2000

Hung Hom

Reclamation of the first phase at Hung Hom Bay is finished. Whampoa Gardens and Whampoa Estates are the residential complexes built over it. The Harbour Plaza (hotel) and the promenade form the Harbour Front at the water edge facing the harbour. Further reclamation for constructing the private residential complex, Laguna Verde, is almost finished. And, there are swimming pools, ball courts at the outer boundary open to the public. A freight yard and pier are built for transportation and industrial use at the east side of the Hung Hom.

performance of urban waterfronts in h.k.



Reclamation of the Western Kowloon

In recent years, there is a large piece of land reclaimed in the Western Kowloon, including the districts of Tai Kok Tsui, Sham Shui Po, Cheung Sha Wan and Lai Chi Kok. The development of the Western Kowloon aims at constructing the networks of the road system including Western Harbour Crossing, West Kowloon Expressway and the Airport Railway under the new airport core programme. Except to the plain land still in the progress of construction, most of the waterfront area is now developed by the private sectors for private residential use. The beautiful harbour view can only be enjoyed by minor group of people because of blocking by the high-rise residential complexes. Moreover, the overhead highways also become a elevated blockage to the inner area. Therefore, the older buildings which are medium to low-rise along the shoreline before, are totally blocked by the new developments. The previous privileges to the waterscape are exploited.



performance of urban waterfronts in h.k.



Hong Kong Island

Kennedy Town

An urban waterfront of Kennedy town is the western district of Hong Kong Island. But these waterfront areas are mostly occupied by port industries, an incinerator, an abattoir, a cement plant and service activities. Public access and enjoyment of waterfront is not easy. The newly mixed use of residential and commercial buildings are very concentrated in an area. But, some old and existing buildings are in devastated condition. The network system is very poor. Narrow roads, mixing of vehicular and pedestrian road, loading and unloading on the streets, all contribute to a polluted and congested environment. It does not take advantage of this waterfront area.



The new development of the Western District is mainly for the transport network including the Western Harbour Tunnel and the West Kowloon Expressway

performance of urban waterfronts in h.k.

Central Business District (CBD)

Waterfronts in Sheung Wan and Central District are mainly used for ferry piers and business activities. This is understandable because these areas are the prime lands and center of the city. They are most expensive so that limited open spaces can be provided. Among these districts, the waterfront in front of the City Hall is the more leisure environment. It functions well daily. This waterfront offers a relaxing environment for gathering, fishing, sitting, chatting and activities of wedding in this very-fast-pace district. The interesting thing is that there are more users in the weekdays rather than the weekend. This waterfront allows people taking a breath in this busy district.

Admiralty houses a plenty of open spaces and high-class buildings, including the Bank of China Tower, the Hong Kong Bank, Exchange Square, the Lippo Center and the Pacific Place. However, the relations between the open spaces, surrounding streets and waterfront promenade do not link well. The Hong Kong Park and the Zoological & Botanical Gardens are the largest open spaces in this district, they provide vitality in this district, but these parks are not fully linked to the waterfront area. And, the small open spaces are not well organized. It seems that the public spaces in this district are the residue of the private development. The potential to enhance the quality of the environment is not fully exploited.



The Ferry Pier and the City Hall are mostly enjoyed by people during the weekdays



Tamar is the official land temporarily occupying a large piece of open area in waterfront



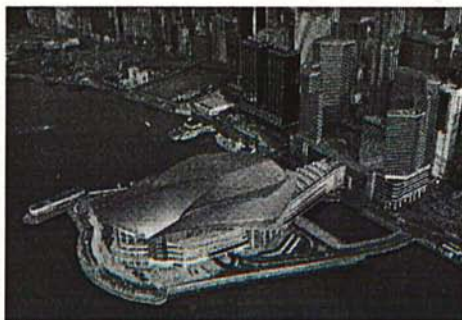
Central reclamation is mostly used for water transport and the expansion for the terminus

performance of urban waterfronts in h.k.

In recent decades, Wan Chai has carried out the reclamation projects in several phases. The waterfront of Convention & Exhibition Centre was built for celebration of return to mother country in 1997. In fact, the promenade is crowded only in the days of celebrations. This is one of the good spots to see the fireworks during the celebrations of Lunar New Year, Return to China, and the establishment of the Republic of China. Yet, a little number of users stay at this waterfront because the physical settings do not support activity for the public.

The urban waterfront in Causeway Bay is mainly for port activities. There is a typhoon shelter and Yacht clubhouse for private members. Public access to the waterfront is constrained. At the same time, the waterfronts in the east of Causeway Bay, North Point and Quarry Bay are dominated by a highway, the Island Eastern Corridor. This elevated highway occupies the long coastal edge and restraints both the physical and visual opportunities of interaction with the waterscape.

Finally, the waterfront in Chai Wan is occupied by the cargo handling works and the sewage treatment works. Public access and enjoyment of this waterfront is impossible.



The Convention & Exhibition Centre is the icon of the H.K. Island in recent years



The typhoon shelter and Royal H.K. Yacht Club dominate the waterfronts in the Causeway Bay



The Island Eastern Corridor occupies a large area of waterfront; Shaueiwan typhoon shelter and Chai Wan are at the back.

experiences & elements

Water related activities:

Doing things on, in, around the water; boat rides; Water taxis; Public aquariums



Floating bar allows people travelling and drinking on the water;



Children play and jump into the water;



Water taxi travels along inner water body of the harbour;

Nonstrenuous leisure activities:

To mediate, relax, observe, sitting, walking, watching something and human; Socializing



Sitting in front of the water and under the shade



Socializing and sitting next to the river



Reading newspaper

experiences & elements

Crowd related activities:

Crowds, congested, a lot of people, groups of people, less crowds



Religious activity on the street attracts a lot of people



People like to watch the fireworks during the celebration of the festivals



Spiritual activity: lighted candles drift across the bay

Commercial related activities:

Dinning; Places to eats; Market; Store and restaurants, something to buy; spend money



Restaurant on the waterfront



Outdoor market



Modern shopping complex next to the harbour

experiences & elements

Waterscape:

Water is visible; Artificial water; False beach; Bridge idea around the water; Man-made water features.



Beach



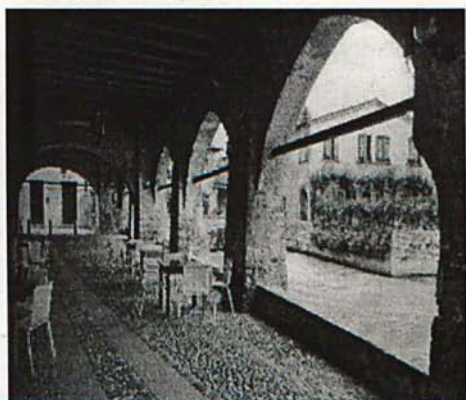
A residential complex on the bridge



Water feature allows people experience water directly

Building character:

Wharf; City; Village; Small town atmosphere; Bridge that people go under; Like a street



Activity under the bridge; and the arch and the depth casting shadow



American style of town atmosphere



Small town and pier next to the waterfront

experiences & elements

Building dominance:

Powerful buildings as the focus;
Man-made structure but not real
building



A large pergola in the park as the centre of a place



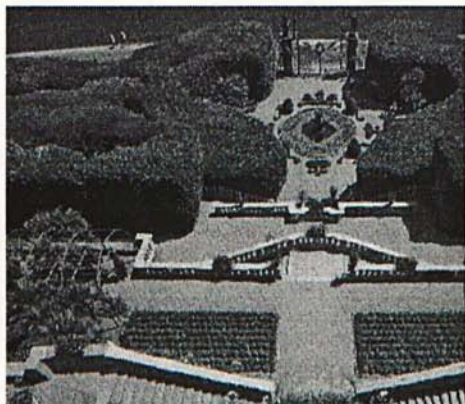
A pavilion as the icon of a place



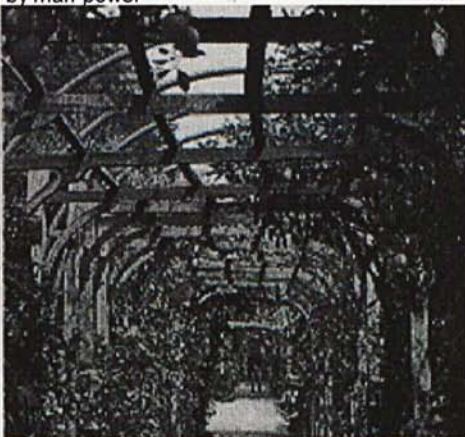
A powerful building integrates into the natural environment

Naturalness:

Grass, trees, and green elements;
Landscape; Mountain peaks



Artificially decorated garden, plants are shaped by man-power



Pergola of citrus fruits in the terraced garden



Indoor landscape

experiences & elements

Spaciousness:

Wide open spaces; Gathering space;
Both large and small open spaces



A square as a gathering space



A plaza formerly the harbour



An amphitheater in front of the water as a performance space

Building age:

New and old architecture; Renovated and restored; Buildings are new but look old; Historical look; Tradition and modern combination



A ruined castle facing the water



A renovated and restored music house is built with steel and brick



A new but look old classical resort complex

experiences & elements

Contextual compatibility:

Contrast with the city; Harmony with the water; Surrounded by very tall urban buildings



The high-rise building forms the background picture of the small town clusters



Houses are built on the water, people live with water every day



The lake-shore is surrounded by the tall building

Edge Treatment:

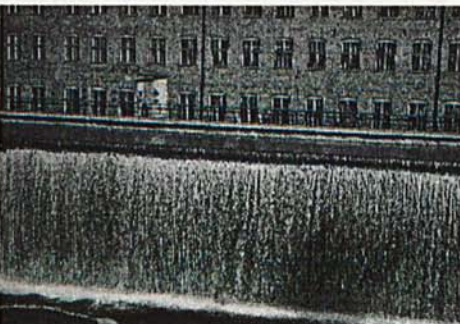
Edge and rock formation; Fencing; Building come towards the water; Buildings at the edge;



Typhoon shelter is formed by the rock edge in the coastal area



Edge is only defined by two elements -- water and land. Water is visible and accessible



The dramatic falls is probably the most dynamic edge treatment

experiences & elements

Floorscape:

Cement and wood walkways; Grass spaces



Stone pavement



Pavement with pattern



Wooden walkway

Prospect:

Beautiful view; Don't really see an open view; View capturing the city



Buildings form a gap capturing the image of tower at the back



The wall and the side of the building form an infinitely perspective view to the sea

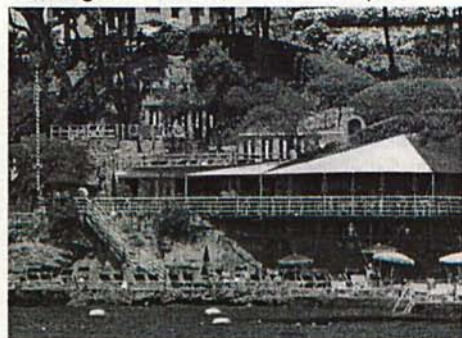


A wide and beautiful view from the turfed terrace

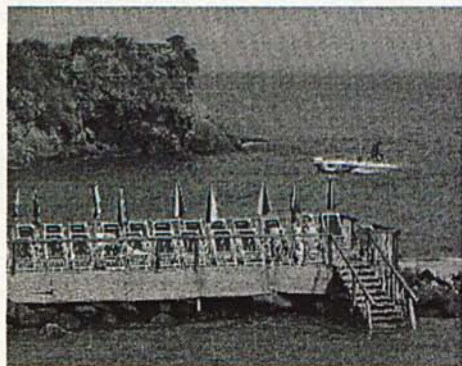
experiences & elements

Spatial Configuration:

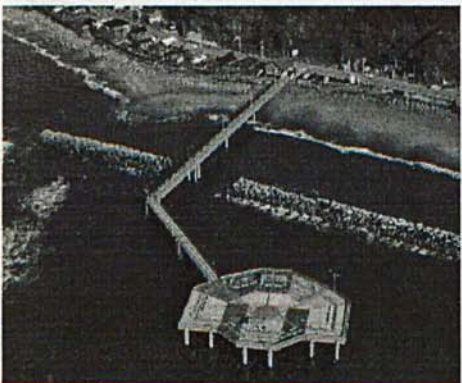
Area is open; Shading or not; Transition spaces; Pier kind of structure extending into water; Bounded space



Stepping up the viewing terrace forms a relationship of hierarchy



The platform and staircase extend into sea allowing interaction with the water



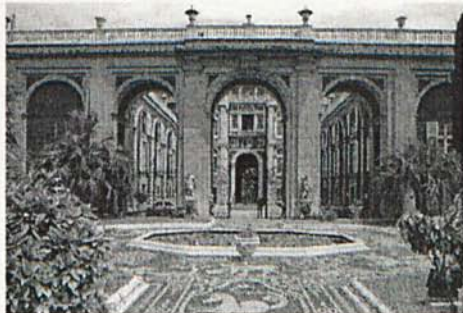
The fishing pier extends from the coast to water which looks like a floating structure

Public accessibility:

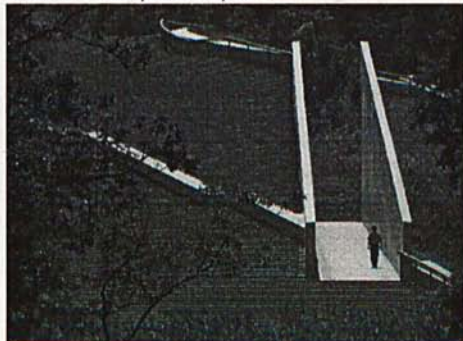
Common people to enjoy; Plenty of access; Private use



The steel gateway defines the informal entrance for accessing to the beach



The large-scale archway forms the formal entrance on a private space

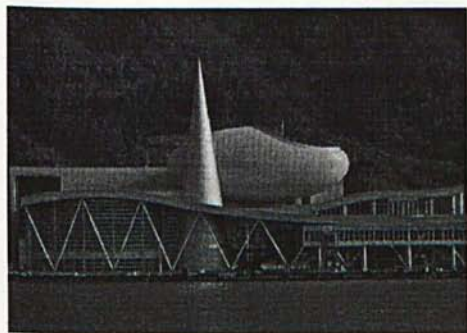


Grand entrance entrances the sense of spiritual activity

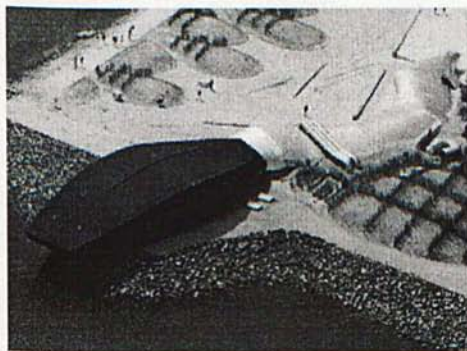
experiences & elements

Building shape:

'Hard lines'; Big buildings; Harsh; Stark



Geometry of the building shape



Organic form of the building



Fan or leaf shape of the building form

Complexity:

Complexity of the building; Visual Clutter



Complex layout of a waterfront town



The parking of the yatches constitutes a complexity of texture and layout in this picture

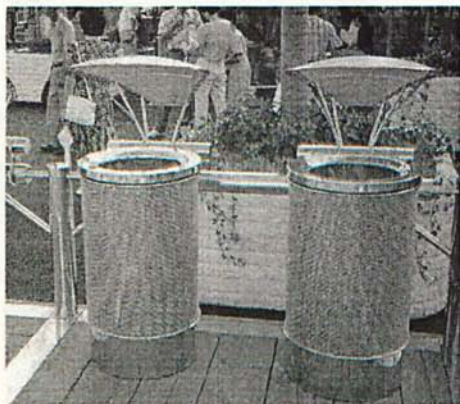


The waterfront cluster locates in an inland island

experiences & elements

Urban furniture:

Flags, lamps, advertisement signs, rubbish bin, bench



Metalic rubbish bin



Clock



Road signs and sculpture

User group appeal:

Gear for teenagers; Tourists; Boaters; Shoppers; People in the city



Tourist resort



Yatch model competition along the river

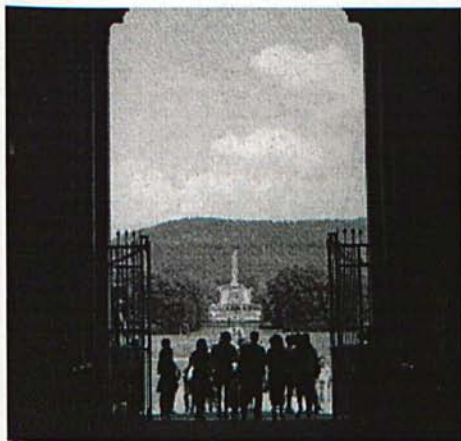


Boat activity along the water edge

experiences & elements

Brightness & Colour:

Bright; Cheery; dark; Gray; In terms of colour



Great contrast of darkness and brightness enhances a sense of mystery



The vivid colour of the flower becomes an additional layer and texture of the wall



The colourful architecture catches the sight of the people

design principles of waterfronts

Continuity: The link with the city

In order to integrate a waterfront with its adjacent environment, the water area should be surrounded by land, so that the distinction and influence of the water and local area are both readily discernable. By this, several elements are included:

1. Harmony with the region, 2. Visual links and 3. Historical and cultural uses.

1. Harmony with the region

To help integrate the pleasure waterfront with the surrounding region, the characteristics of the geography and topography, surrounding buildings and facilities should be fully utilized. Inland waterfront featuring man-made water routes tend to work well. View of the opposite shore or other interesting scenery should also be captured, and the scale and style of the local architecture are considered and respected too.



Integration between waterfront and urban space



Use of a cove as a waterfront



An interior waterfront

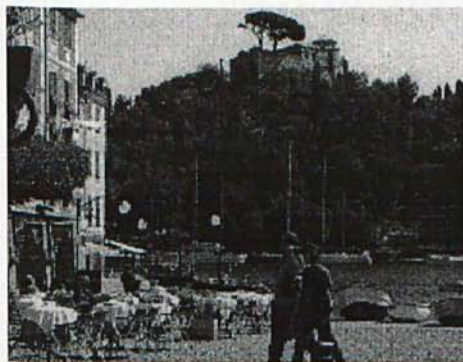


Waterfront on the opposite shore from the city

design principles of waterfronts

2. Visual links

A visual links with the adjacent urban area helps to heighten the sense of integration between waterfronts and the city as a whole. The waterfront should be oriented so that users can enjoy an uninterrupted view of sea or city. Buildings should not block the view out over the water, in contrary, they should be designed to fit in and capture the view of the surrounding environment, and the opposite shore.



A visual link with the street



A view framed by the trees



Link with the inside of a building



View through the pilotis

3. Historical and cultural uses

The abandoned or idle facilities such as brick warehouses, factories, and stone dockyards can be restored and converted to other uses. These enhance the visibility, image and identity of the waterfront region. The sense of locality and tradition can be preserved, then to incorporate into the waterfront experience.

design principles of waterfronts



Restoring an old waterfront



Converting a stone warehouse and wharf

Familiar water: "An accessible waterfront"

Capability to approach the water area and contact with it is one of the most important elements in designing waterfront. A protective but friendly to access seawall is extremely important, it should be properly designed, the natural scenery and ecosystem of the surrounding environment should also be preserved.

1. The design of the revetment

The seawall is the boundary and edge between the land and water area of a waterfront, it greatly affects not only the scenery and tone of the waterfront area, but also the interaction between water and human. Apart from the aesthetic consideration, easy access to the water and bringing visitors closer to the sea are the main concerns of the users. Gentle slope and steps are the important elements for designing the revetment.



Tree-planted revetment



Gently sloping stone-covered revetment

design principles of waterfronts



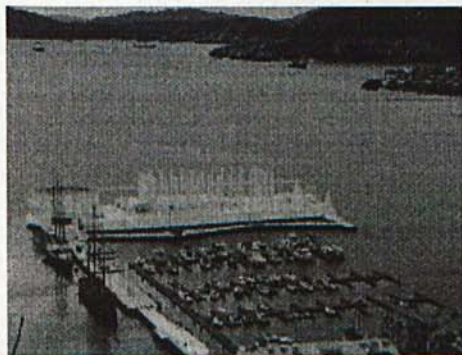
Tree-planted revetment



Stepped wooden revetment

2. The design of the breakwater

The breakwater is intended not only to protect the shore from tides and waves, but also to design greenery to the edge and create a park-like environment. Man-made island with landscape improves the surrounding environment and also serves as a breakwater to control water tides and waves. On the other hand, the existing tidelands should be preserved and explored as a character at the site.



Floating breakwater



A park on the breakwater

3. Proximity to the water

To attract people come to the waterfront, good visual and physical connection to the urban area are essential. While access to the waterfront by different means of transport, a pedestrian promenade and rest areas should also be featured in a waterfront design.

design principles of waterfronts



Promenade on the water



Boardwalk on the revetment



Broadwalk



Promenade

design principles of waterfronts

Naturalness: "A proper regard for the natural environment"

In designing a waterfront environment, it is important to take consideration on minimizing the effects on water quality and local system. Measures should be taken to design protection from meteorological and oceanic conditions such as rain, winds, waves and tides.

1. Consideration of the climate

Weather seriously affects the life at waterfront. A good understanding of the region's climate is essential. Concerning to the area receiving strong wind and sunlight, a park with a protective screen of trees not only improves the scenery, but also effectively shelters the users.



A protective screen of trees



Protective glass screen to avoid strong wind

2. Preservation of water quality and local ecosystems

Water quality is extremely important. A waterfront with clear or highly reflective waters is undeniably considered attractive. To retain an ecological balance in the waterfront area, certain structures and facilities should be provided. A man-made beach or crushed stone revetment is one of the effective and environmentally sound measures of cleaning the water and maintaining ecosystem integrity.



Crushed stone revetment



Curved waterside

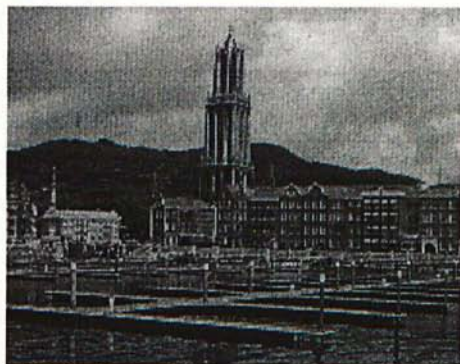
design principles of waterfronts

Beauty: "Designing the scenery"

The waterfront should be designed as a comfortable and pleasure environment. The image and the ambience greatly affect the scenery of the waterfront.

1. The establishment of landmarks

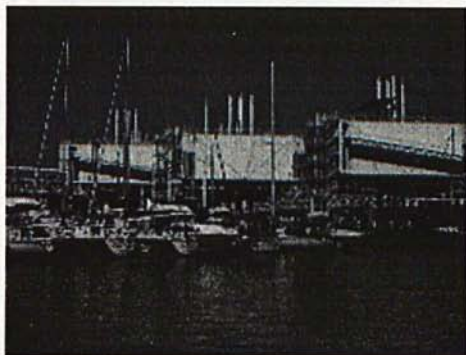
The waterfront must be more than just a leisure spot that serves as a landmark of a district. To achieve a good image, the location and regional character must be fully utilized. Views to the sea and opposite land, the night scenery, topography, and harmony with adjacent areas are the considerations that contributing to the image of a landmark.



Symbolic tower

2. The appearance of the waterfront

The appearance of a pleasure waterfront is determined by the shape of its waterline and the manner of the boats' mooring. In choosing a mooring method, it should consider the flow between the waterfront and the urban area.



Mast lines match the vertical lines of nearby buildings



Mooring on a quay



One berth pier

design principles of waterfronts

Convenience: "The re-construction of comfort"

An attractive waterfront should be comfortable, convenient and easy to use. A wide range of service facilities and system should be provided. To improve the quality of an environment, outdoor furniture and recreation spaces are available. To enhance the atmosphere of the waterfront, regularly events and entertainment should be provided.

1. Practical functions that improve user comfort

In order to heighten the comfort level of the users in the waterfront, the detailing of facilities and services should be thoughtfully designed. For instances, removable cranes can minimize disturbances to the view of the water. Supplementary facilities like rest facilities, on-board conference facilities, and party halls are also important.



A waterfront meal - Handrail can be used as counters



Floating fishing pier

2. Pleasurable amenities

Pleasurable waterfront attracts a wide range of users including families, couples, and the elderly, at different days and time. A variety of facilities, markets and food should be available so that people can enjoy the changing appearance of the water and lives.

design principles of waterfronts



Food court at the waterfront



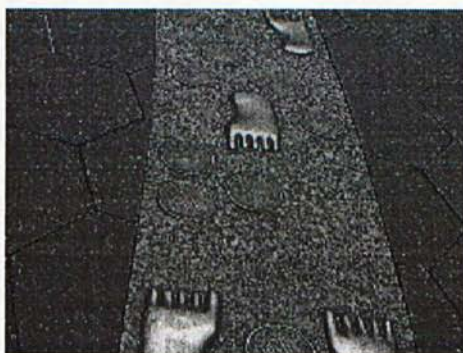
Shopping along the quay

3. A focus of entertainment

While a pleasure waterfront is being designed, a historical or regional theme can often be incorporated. Such themes help to create a coherent and unique environment. With distinctive outdoor furniture and floorscape, it often accomplishes an impressive effect. View at night with special lighting effect usually attracts a lot of visitors.



Monument with stock anchor



Pavement



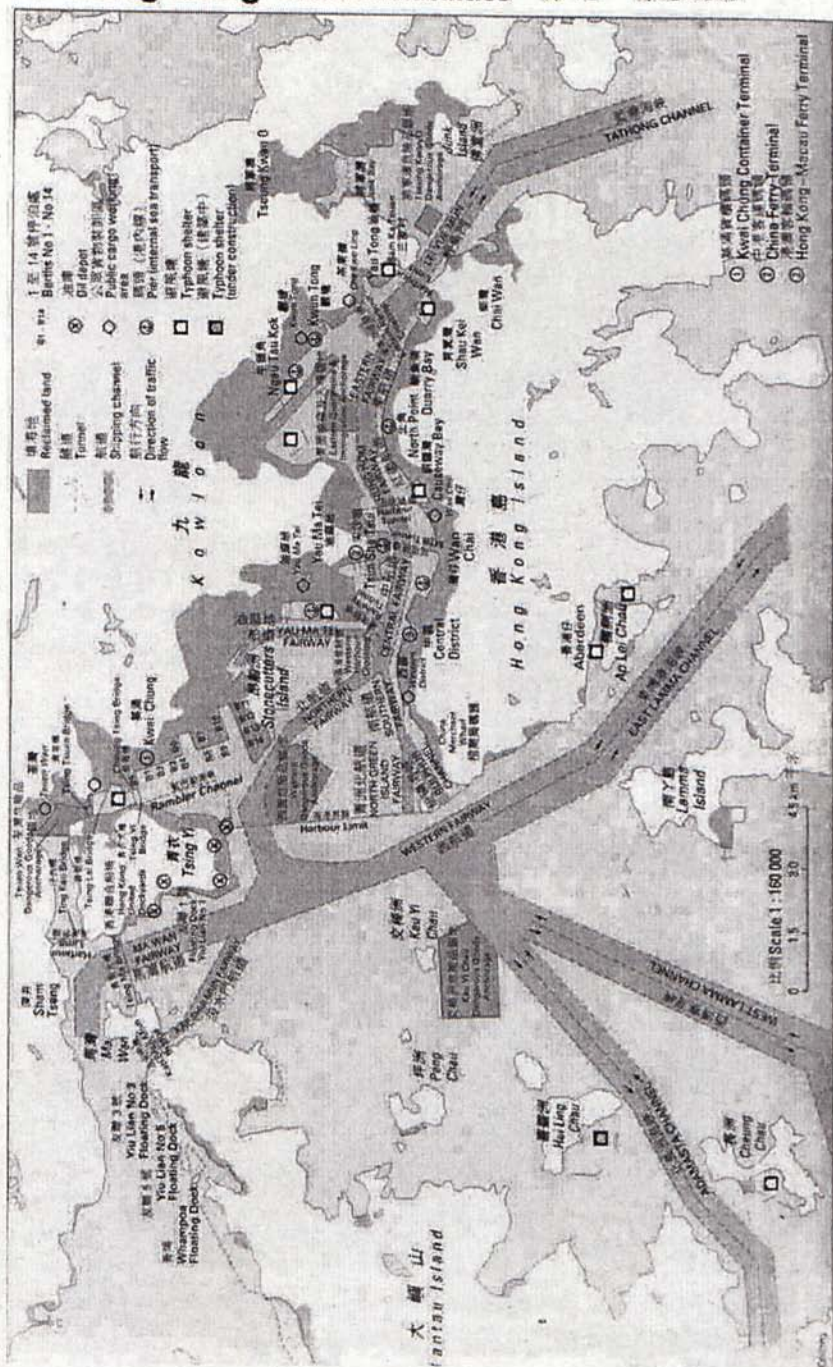
Yatching lighting



Night view

site selection

18 Hong Kong Harbour Facilities 香港海港設施



site selection

Criteria of site selection

Site uses and formation

The land of the site should be already formed and not be obtained from further reclamation. It is not occupied by any permanent premise, but available for present use. Also, the site should be large enough to accommodate various kinds of functions, buildings large landscape and open space. However, the site may be occupied but under-utilized so that it allows for further develop and explore.

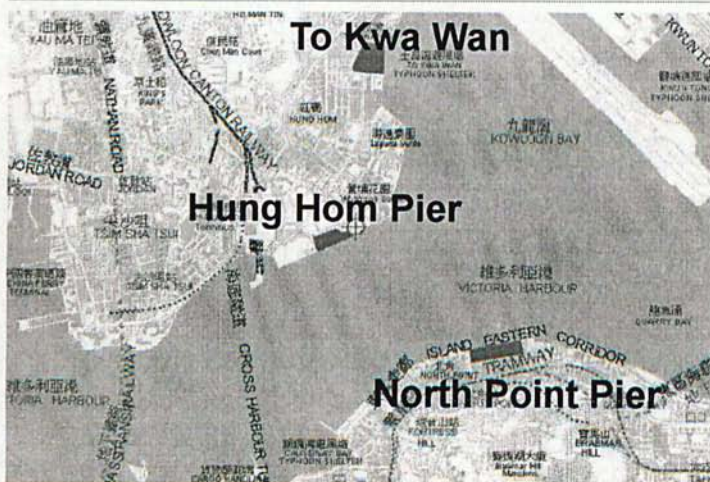
Nature of the site

The site should be located at the urban area and at the center of the city. The waterfront development could benefit to the public, particularly offering amenities for the community. It could be more beneficial if the new development could bring an impact on the obsolete district.

Accessibility

The site should be easy to access by the public transport or walking. While access to the site through public transport would not cause overload the capacity of the infrastructure. Existing transport system is/are able to support a great amount of people travelling to the site.

Based on the above criteria, To Kwa Wan (next to the Hoi Sham Park), Hung Hom Pier, North Point Pier, three potential sites are selected to compare. With the aspects of accessibility, nature of the site, context, and future development, the following comparison is to further explore the opportunity to be the chosen site.



To Kwa Wan (next to the Hoi Sham Park), Hung Hom Pier, North Point Pier, 3 potential site

site selection

Accessibility

Access to the site mainly relies on the vehicular traffic. Public transportation includes bus and mini-bus can reach the site and pedestrian access is not difficult too because the site is surrounded by the traffic road. However, direct water access is not available since the pier is quite far away from the site. Also, there is no KCR and MTR station directly linking to the site.

Nature of the site

The site in To Kwa Wan is situated in the concave area of Kowloon Peninsula along Victoria Harbour. This waterfront area is located at the center of the urban area, but the land is obsolete and under-utilized. Part of the site where close to the Park is used for vehicular parking and putting the discarded vehicles. The other is in the progress of drainage installation which is a construction site. The site is available and not occupied by any building or structure yet.



Traffic road next to the site



One of the entrance of the site



Used for carpark



Sewage treatment and drainage work

site selection

Context

North side of the site is an open space, Hoi Sham Park and football court. South side of the site is mainly commercial and industrial buildings and there is a sewage treatment plant just at the bottom of the site. To the east of the site, it is water area, Victoria Harbour. And there are industrial buildings and some of the residential buildings at the west side of the site.

In sum, the potential is the continuity of open space and recreational space through linking the development of the site and the Hoi Sham Park. However, most of the surrounding buildings are industrial and commercial, except for the elderly, few local residents would approach the site for leisure activity.

Future Development

According to the Outline Zoning Plan, the green area marked is for open space use, and the red area marked is for Government / Institution / Community use. It means this site is suitable for waterfront development including amenities and recreational facilities, etc. Moreover, the government has proposed the redevelopment of Old Kai Tak Airport, the waterfront area is proposed to provide leisure and recreational facilities. In this case, the connection between Kai Tak and To Kwa Wan would become a continuous waterfront development.



Residential buildings



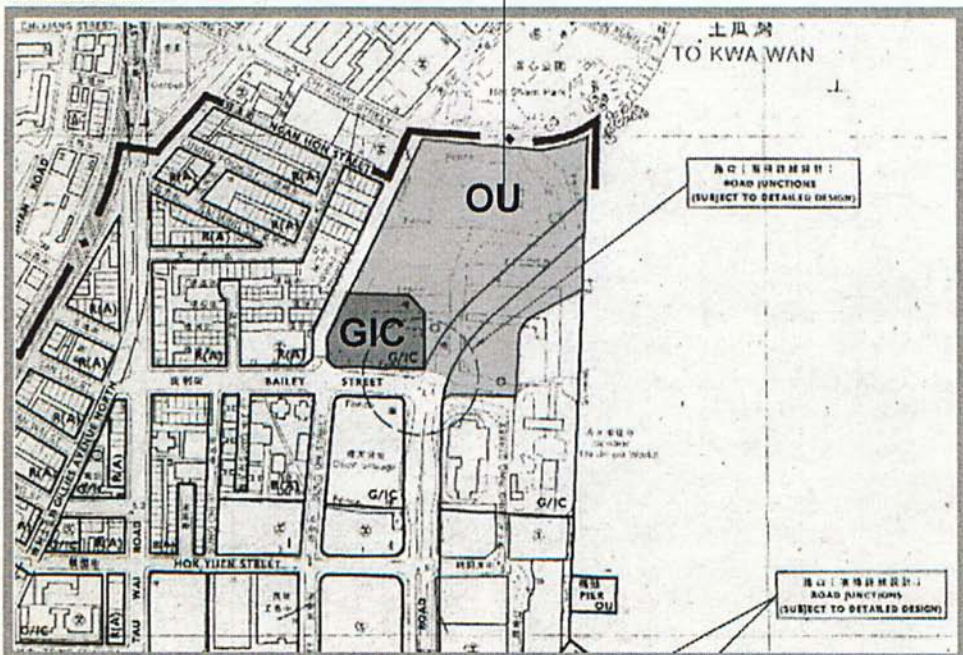
Industrial buildings



site selection



Hoi Sham Park



The Outline Zoning Plan of To Kwa Wan

site selection

Hung Hom Pier



The site and the surrounding context

Accessibility

Plenty of public transportation is available to access to the site. From the Hung Hom Railway station, people can approach to the site on foot only about 10 – 15 minutes. There are taxi and bus terminals at the site. Also, the mini-bus to the Whampoa Garden passes by the site. At the same time, there are ferries from Central, Wan Chai and North Point to this site. Therefore, it is very convenient to access to the site.

site selection



Nature of the site

View to the site from the opposite

Hung Hom locates at the center of the city, east side of the Kowloon Peninsula. The land is newly developed and empty now. It is fenced, but ready for construction because the site is not occupied. While view from the site to the opposite, you can observe one of the interesting scene in Hong Kong – the wave of the hills as the background of the high-rise buildings.



The Whampoa Garden at the back of the site



View from the site to the opposite

site selection

Context

The site is just behind the pier facing the Hung Hom Bay. The surroundings of the south-west and north-west sides are construction sites for a primary school and the student hostel of the HK Polytechnic University. The north and north-east sides are the residential area, Whampoa Garden. Along the waterfront from the north is the Harbour Front, promenade, and the Harbour Plaza Hotel. Also, there are some primary schools very close to the site, just next to the Hotel.

The opportunities of this site are to develop cultural, educational and recreational amenities to facilitate the learning environment at this district. And, the development as leisure place also benefits a lot to the residents and visitors because it is very close to the Whampoa Garden and the Hotel.



The walkway of the pier



The hotel next to the site

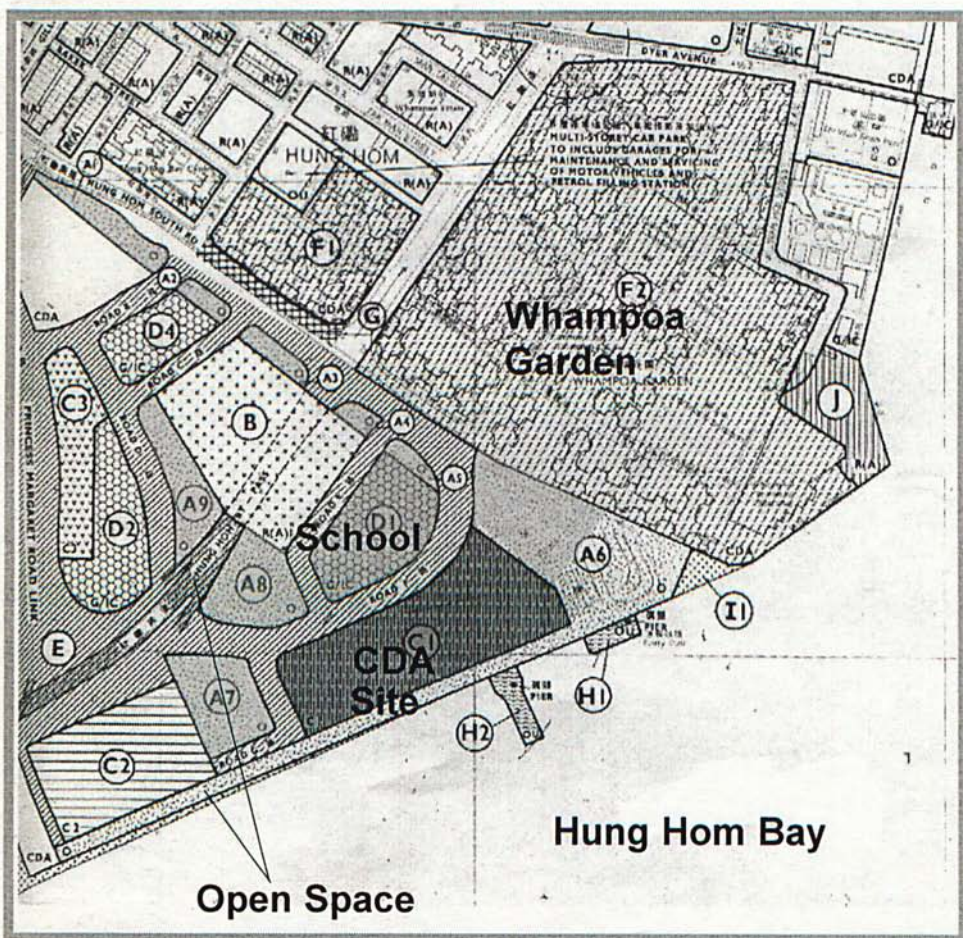


The construction site for a primary school and the student hostel of the Polytechnic University

site selection

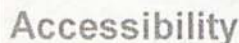
Future Development

According to the OZP, the site is zoned as 'Comprehensive Development Area'. The surrounding sites are zoned to develop as 'Open Space', 'Government / Institution / Community'. And the piers are retained. It means the waterfront development project in this site is very suitable and fitting for the zoning of this district.



The Outline Zoning Plan of Hung Hom Bay

North Point



A bus terminal is located at the ferry pier. In fact, there is a pier at North Point, it is allowed to approach by ferry. There are tram and MTR stations located in the King's Road where is quite close to the pier. Hence, the site is easy to be accessed.



Upper: Bus terminal

Right: People sit on the benches facing the harbour

site selection

Nature of the site

North Point is located at the center of the city in the Hong Kong Island. The site is occupied by a bus terminal and the piers now, but it will be redeveloped. The existing property, North Point Estate is very close to the water, the sense of proximity to water is very clear.



Proximity to water

Context

The site is under a highway, Island Eastern Corridor, it is a challenge to the site, but it also can be an opportunity to explore. It is because the new development can be under the highway and floating on the water. Most of the surrounding buildings are the public housing, North Point Estate, and others are the private property, shops and commercial buildings. In sum, this is an old district to be redeveloped

Future Development

According to the OZP, the North Point Estate will be redeveloped as residential area (A), and the site will be zoned as 'Open Space', 'G/IC', and 'OU'. Those are the public amenities to facilitate this district. However, the development seems to benefit the local residents only, but not for the visitors and the tourists. It is because this district lacks of leisure and entertainment spots to attract the visitors. This can be a challenge and potential to develop



Concrete pads on the water and potential to develop the floating structure

site analysis

North Point

North Point is an old district reflecting the transforming lives, from the old low-rise residential buildings to the new residential complex and high-rise commercial buildings. Context is very rich, different kinds of activities can be found in North Point. Some of those activities or lives, like hawker market, fishing, eating in an outdoor food stall, can hardly be found in other urban districts. In fact, these activities own very strong sense of community which are worth to preserve or redevelop. Nowadays, North Point is eventually redeveloped. The North Point Estate, a well-known public housing is going to be redeveloped and all the residents will be removed on 2002.

The site selected starts from a small piece of boat pier to the ferry pier. It is under the elevated highway, Island Eastern Corridor.

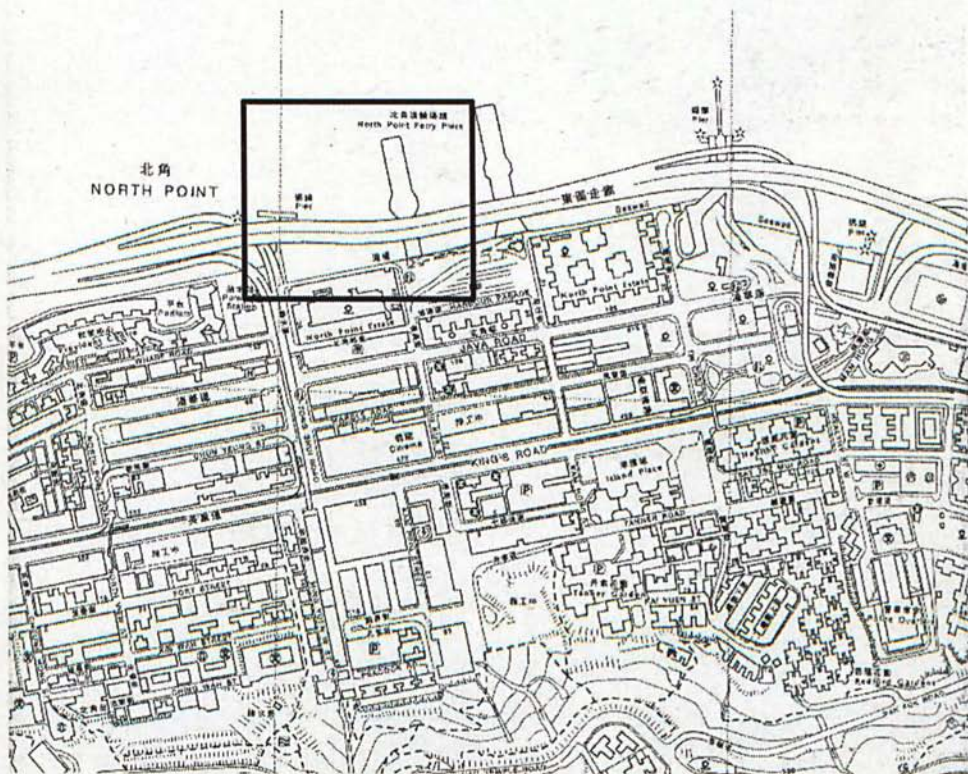


Aerial view of North Point Pier

site analysis



View towards the North Point Piers and Estate



Site plan

site analysis



Relations of the waterfront, housing and the highway



The open space in front of the piers

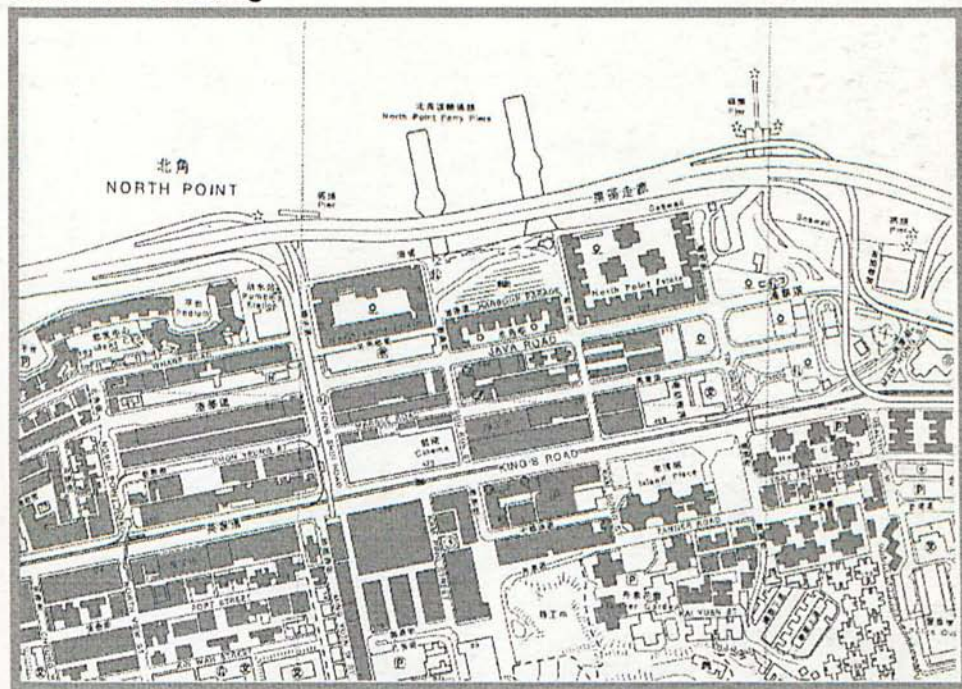


A boatpier under the elevated highway

site analysis

Topography

Residential building



Distribution of private and public housing in North Point



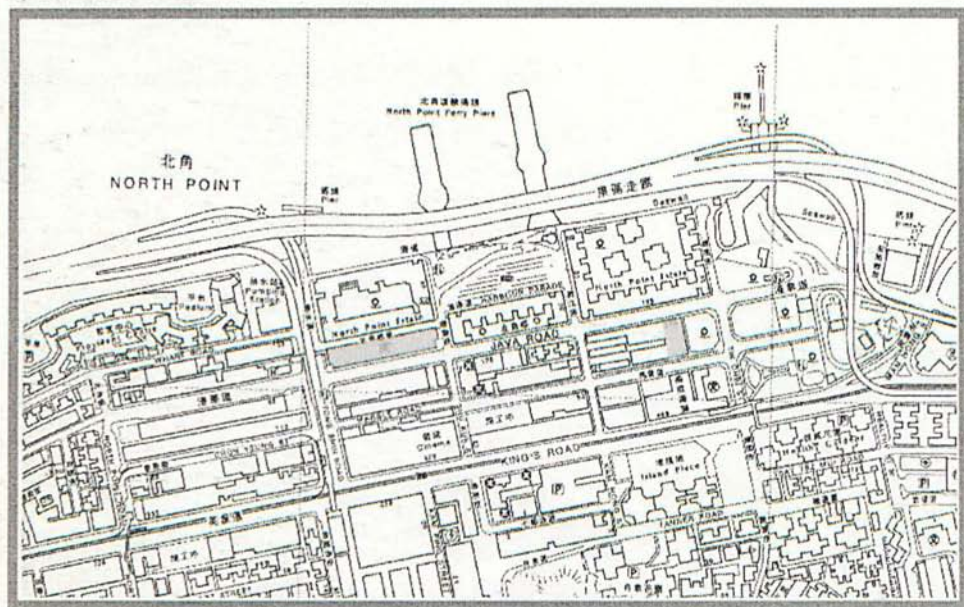
North Point Estate, public housing



Provident Centre, private housing complex

site analysis

Community facilities



Community facilities (building) in North Point



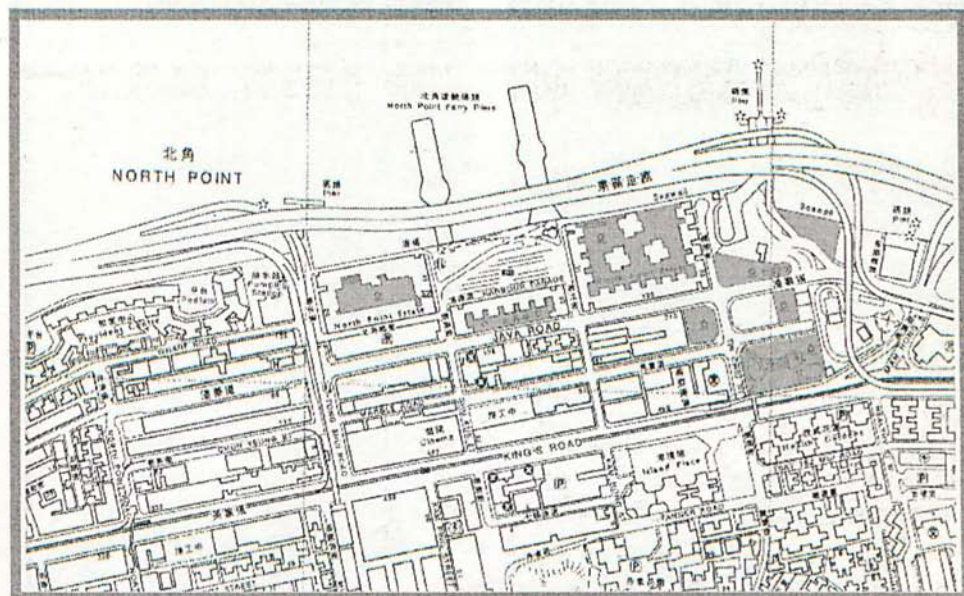
Above: Chan Shu Kui communal Hall



Right: Urban Council Building next to the North Point eEstate

site analysis

Recreational and open space



Recreational and open space in the North Point



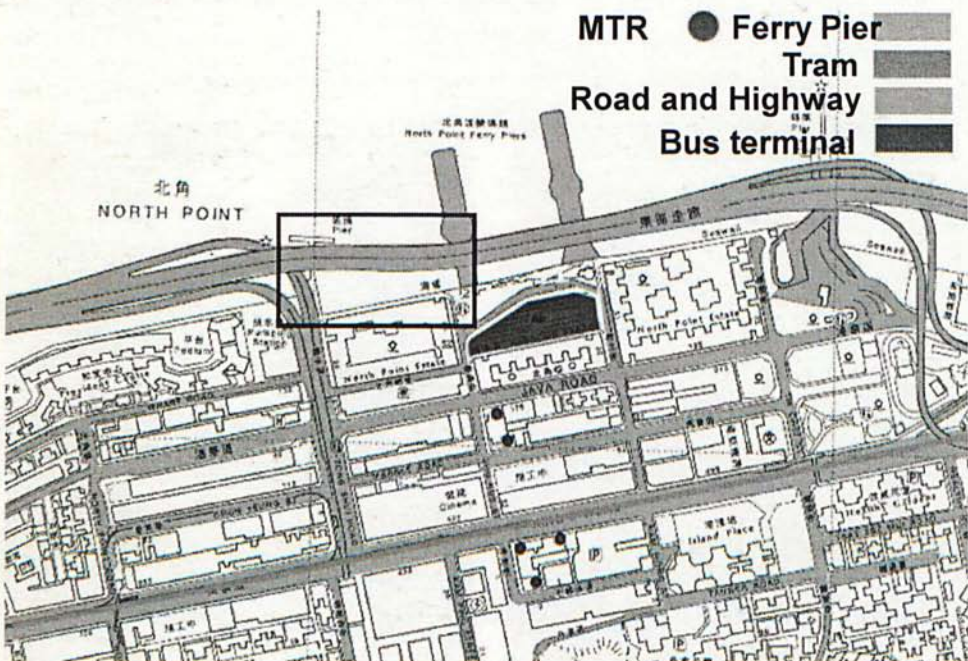
site analysis

Findings

The pattern of the housing blocks shows that the density of living in North Point district is high and concentrated. However, the community facilities in this district are very insufficient. It only exists a communal hall and a public library.

Although there are plenty of parks and open space in this district, part of the open space are under-utilized, and the facilities also discourage people using the space. For example, the open space in the North Point Estate is fenced although it faces the water for a good view. The open space even partly occupied for car-parking. The ball court is fenced and not easy to access. Therefore few people would really use the facilities provided.

Traffic





Findings

The site is easy to be accessed since people are allowed to go there by bus, tram, MTR, and ferry. In fact, there is a bus and mini-bus terminal located in front of the North Point Estate. Therefore, the availability of public transport encourages people to go to the site.

However, the pedestrian lane along the waterfront is under-utilized because few people stay and walk along the lane. Garbage-collection cars are put on the lane, it totally discourages people to pass the lane. And the interaction between human and water is restricted by the fencing along the waterfront.

The urban fabric shows that the streets and the building blocks are under the arrangement of gird pattern facing North-West side.



site analysis

Activity

Sitting

Sitting in the pier and viewing the sea is the main activity of the local people. Since they live close to the waterfront, they enjoy the open view and the breezeway from the sea. Benches are provided in the pier, they would have conversation with the friends or someone they do not know while they are sitting. Those users are mainly the elderly, sometimes with grandchildren.

Fishing

During both weekdays and weekend, people would like to fish in the small pier. In fact, there are people fishing along the waterfront areas while there is a pier all over Hong Kong. Apart from fishing along the pier, there is an indoor fishing area for fishing the prawn inside the pier to Kwun Tong.

Shopping

Shopping, here, is a daily activity in the ground shops rather than in the shopping mall. People buy the food for preparing the meal, and there is a wet market for selling the seafood at the pier. Most of the shops at the ground level are selling the daily commodity or food stall. And there is a hawker market along the Marble street, the local people would like to buy things over that street.





Findings

Although there are a lot of activities happening in this district, there are not enough facilities supporting those activities. People are just standing or sitting everywhere along the pier for fishing, but without any shelter urban furniture provided. People sit on the benches, next to the pier, viewing the sea just because there are some benches provided. But it is not the best position for viewing to the sea and proximity to the water. Instead, this "sitting area" is next to the bus terminals where is very air polluted.

These are the examples showing that the environment is not user-friendly enough for supporting the human activity. And there is room for improvement.



interview with experts

Interview with Prof. Jeff Cody, Dept of Architecture, CUHK

“Identify the users and their needs”

Question from the expert

How many places along the shore of Victoria Harbour can be accessed by people and allowed interacting with water?

How do the following parties concern the site?

- a.) Ordinary people around the site
- b.) Planning department of the government
- c.) Government consultant – private sector
- d.) Other organizations

Suggestion

Form of sites in the waterfront development

- a.) Fixed site
- b.) Temporary and sleeping site
- c.) Floating site

Precedent study

1. Thesis project in 1996 CUHK, A Floating Platform in Tsim Sha Tsui
2. Central Artery in Boston
3. Darling Harbour in Sydney

interview with experts

Interview with Mr. Adrian



Experience in design of Tai Po Waterfront Park

1. Formal axis to the estate and the opposite seashore
2. Curve arrangement to enhance surprising visual changing
3. To establish iconic elements as focal point
4. To create consistence of architectural style and materials
5. To approach a contemporary form in order to achieve relative to time
6. Uniqueness
7. To inject Chinese cultural elements

Suggestion to the site approach

1. To study the whole planning of the environment
2. To have strong relationship and linkage to the site context
3. To develop the urban fabric – form and layout
4. To study the history of the site
5. To study the potential design (if it has) done by others

Suggestion of design principles

1. To promote interaction between human and water
2. To create relations between architectural landscape and buildings
3. To establish relations between site and surroundings like sea, mountain
4. To consider the climate issues
5. To design vehicular and pedestrian linkage
6. To establish focal point of view
7. To establish hierarchy of space like public, semi-public, private
8. To consider scale, details and materials
9. To respect the urban form and fabric

interview with experts

Interview with Prof. Lam Kin Che, Dept of Geography, CUHK

“To Think The Environmental Impact from a new architecture”



Concerns about Victoria Harbour

Because of reclamation, harbour becomes narrower, waves on the sea increase. The treatment of the seawall should be very careful and the waves can be reduced by designing absorptive materials along the waterfront.

Traffic in Victoria Harbour

Since the traffic in Victoria Harbour is very busy, there are some restricted areas with watermarks on the sea, the idea of floating platform travelling along the Harbour may not be very practical and cost effective in the long run.

Suggestion of design principles

1. Visual and physical proximity to water – stepping arrangement
2. Avoid highway along the waterfront blocking to the inner development
3. Consider the potential of future transport network especially the stations of MTR and KCR

hypothesis

Hypothesis

Existing Conditions

Waterfront development should be along the Victoria Harbour on both Kowloon Peninsula and Hong Kong Island. It should be continuously considered and designed rather than picking up a district for walking promenade or a park.

In this thesis, it is assumed that the waterfront in Hong Kong would be developed and linked continuously in future both visually and physically, and the site selected in North Point is one of the particular themes, fishing, testing for the new waterfront development in the existing under-utilized conditions. Therefore, the scope of study is first from the local district, regional to the territory wide.

Future Conditions

It is ensured that all the North Point Estate residents will be moved away on August, 2002. The affected residents are allocated to move to the Hing Wah Estate, Chai Wan and Aldrich Estate, Aldrich Bay. It is proposed that North Point Estate will be redeveloped as residential complex, residential, leisure and entertainment facilities, sport facilities, shopping and food centre will be included.

Since most of the existing residents are moving away and will be moved away, the number of the passengers of ferry reduce greatly, the ferry piers will only provide limited services. Bus and the MTR are the primary public transportation. Then, the ferry pier to Hung Hom is proposed to change to another use, and the services will be allocated to the adjacent pier, the pier to Kwun Tong.

Besides, the bus terminal in front of the North Point Estate, with several decades, will be removed to the ground levels of the new residential buildings, this space will be changed to the open space for the use of waterfront development. Better ventilation and environment can be enjoyed by the local residents.



The bus terminal in front of the North Point Estate

hypothesis

Project Brief

The North Point Fishing Waterfront is proposed to be the leisure and entertainment facilities of the residential complex. Fishing is the main theme of the waterfront development in North Point. Food and shopping with local character are the main emphasis. Open space and other spaces are provided to sit, stay, gather and enjoying the view to the harbour. To large extent, this is a building complex open to public, but some area is charged for admission fees.

Client & Value

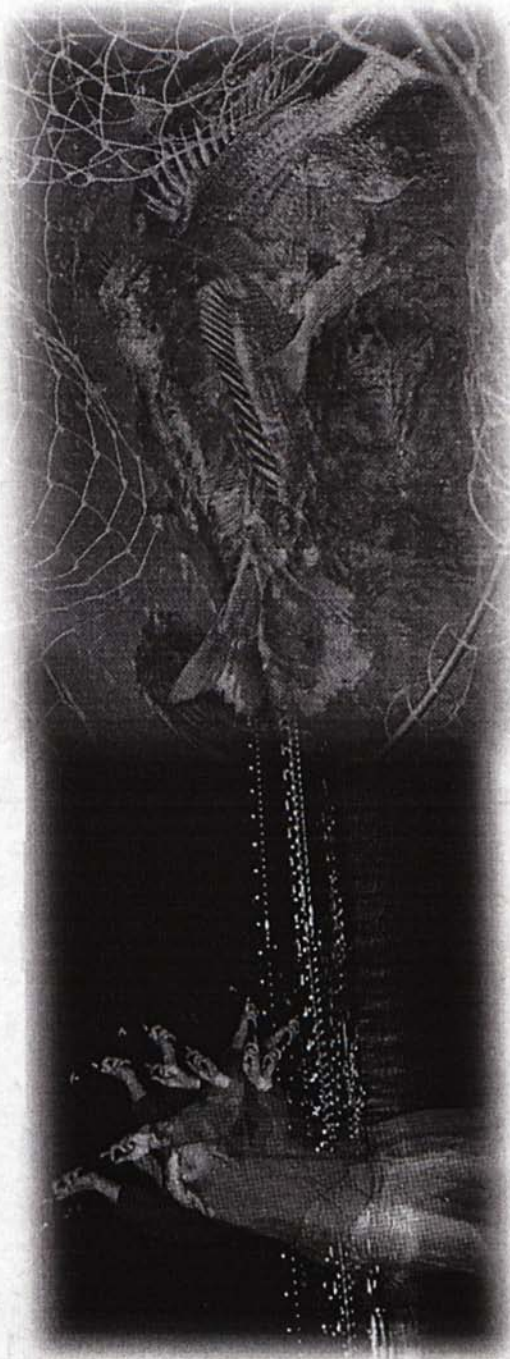
1. Culture & Entertainment Office, HKE: It is a government body aiming at promoting culture and entertainment to the public. In this project, the department is to cooperate with the private developer investing the waterfront facilities, but the role and the value of the department is to supervise the management of the private developer, ensuring the appropriateness of the services provided and whether the culture and entertainment promoting to the public.
2. Private developer: The private developer invests on the residential complex and the waterfront facilities provided is the important facilities and services for raising the attractiveness as well as the market value of the property.

User (ranking)

1. Local people: The residents who are living in and around the North Point district. This group of users enjoys the facilities most often. They will stay (elderly), eat (family), and buy thing (housewives) every day.
2. H.K. citizens: This group of users is mainly the fishing-lovers. Most of them like to fish on the piers along the Victoria Harbour. The North Point Fishing Waterfront will become the fishing centre for them.
3. Tourists: Since this waterfront has a particular theme, fishing, it attracts tourists, some of them are fishing-lovers, to visit. They would like to try the food with local character, to visit the fishing museum and enjoy the leisure atmosphere of the waterfront.

大小鳴洲變身垂釣公園

《舍營結構設盼立設2002年擬》



Hawker Market

A hawker market is to rehouse the hawkers from the Ma Po Road in North Point, it also creates a lively and animated atmosphere of an environment to self-promote this local custom, hawker and kiosk in Hong Kong.

Contemporary Garden

This is an open space located at the existing bus terminal. It is formed by grid framed structure with two levels. The ground level has a performance stage surrounded by the artificial lake. The lake is allowed for playing yacht model and the performance stage is for playing hobbies daily or public functions. The upper level provides the sitting platform for the spectators.

Fishing Zones

Outdoor practice zone: A fishing-breeding ground in front of the garden, is for the fishing beginners. It is formed by the wooden platform on the sea and linking the abutments under the highway.

Fishing bridge: The abutments are linked with wooden platform under the highway. It forms a passage continuously crossing from the left of the site to the right, totally under the highway.

Fishing lake: It is located between the fishing bridge and the rock shore. It is comparatively silent and allowed rowing boat at the centre of the lake.

"Floating boats": There are 5 "floating boats" extending from the abutment to the sea. They are the outermost zones for fishing and allowing people experiencing movement and floating on water.

design programs

Fishing Promotion Centre

It displays various kinds of fishing equipment, techniques, species of fishes, and information of fishing areas in Hong Kong. It introduces the basic knowledge of fishing for people.

There is a café in the centre which is facing directly to the Victoria Harbour.

Food Stall

The food stall is located at the ground floor of the Fishing promotion centre. Since it is open to air with sea breeze, the atmosphere for eating is very casual and relaxes.

Future State

Mission Statement

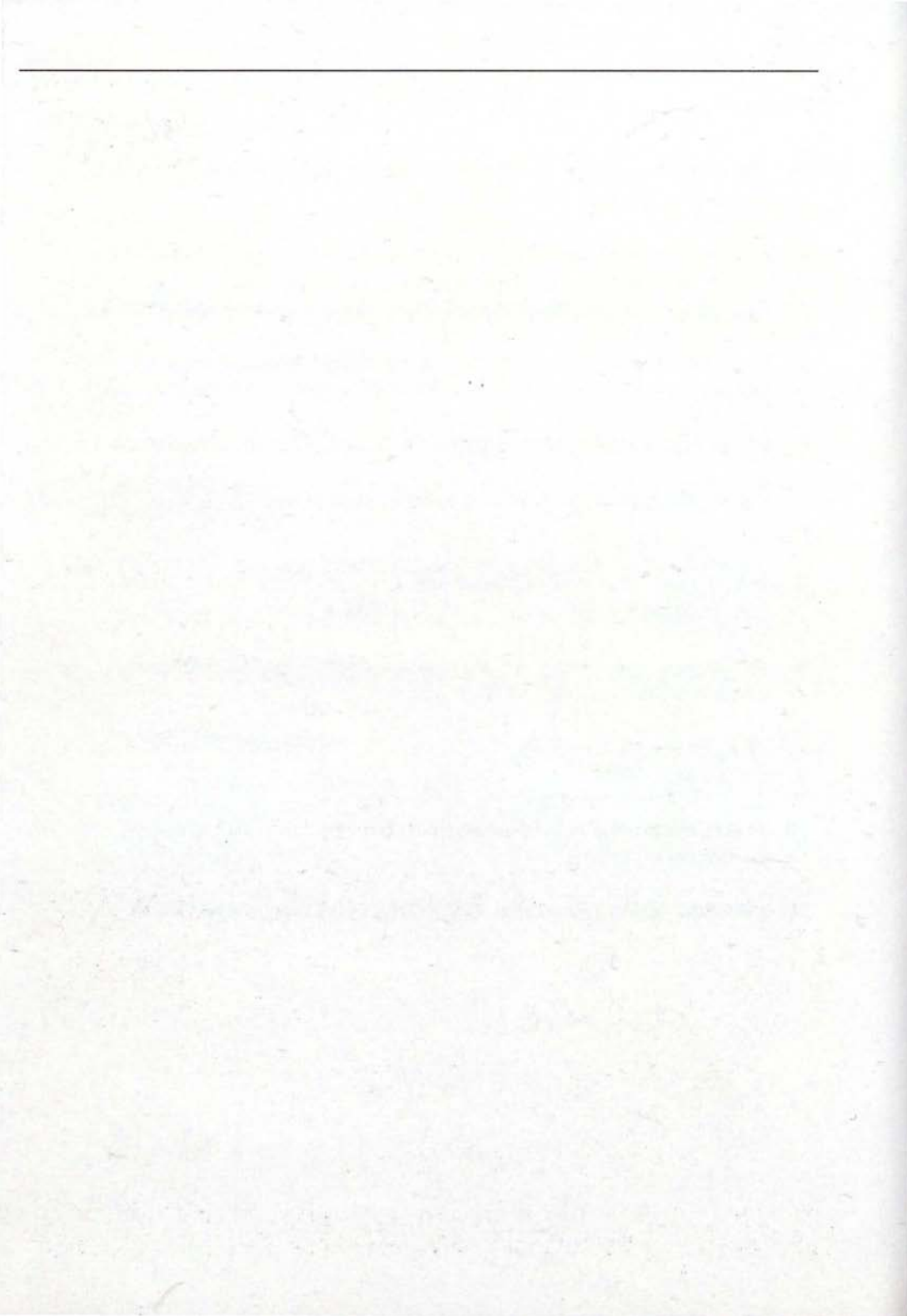
To identify the attributes of urban waterfront that significant to the users and explore the potential of the under-utilized waterfronts for further development in Hong Kong.

Goals

- #1. To create a leisure and relax environment for people staying and enjoying the urban waterscape.
- #2. To enhance the character and ambience of the locality in North Point.
- #3. To provide a gathering place with friendly settings for the fishing-lovers.
- #4. To promote the fishing activities and its knowledge for the public.

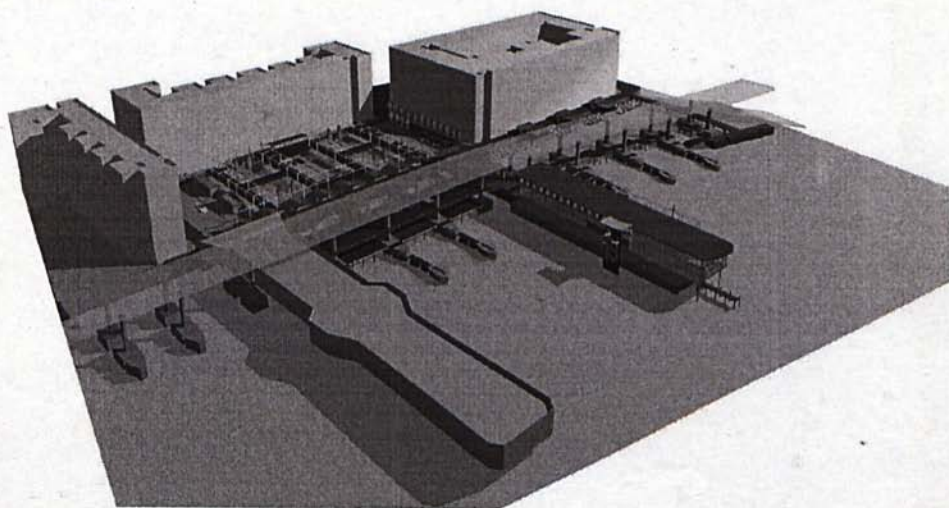
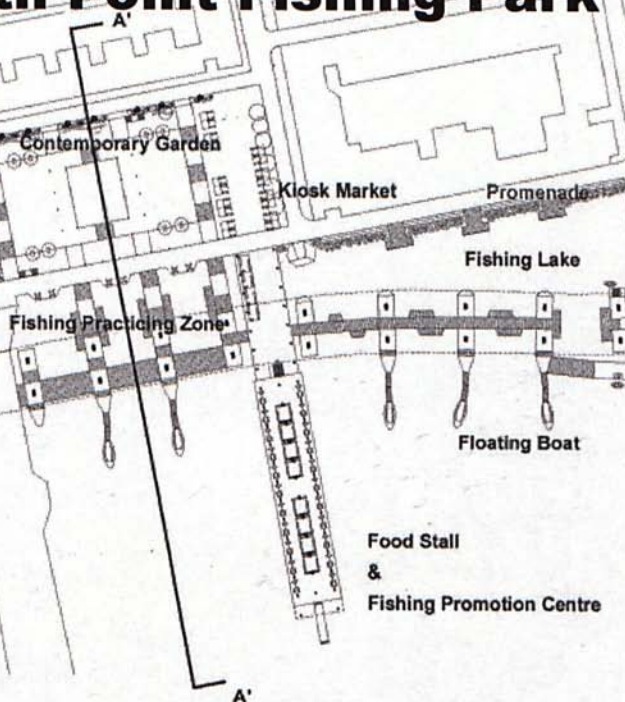
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An Urban Waterfront Edge Design — North Point Fishing Park

DESIGN REPORT



城市海濱設計之北角垂釣公園

***CUHK, Master of Arch,
Hollain Lau Hoi Leung***

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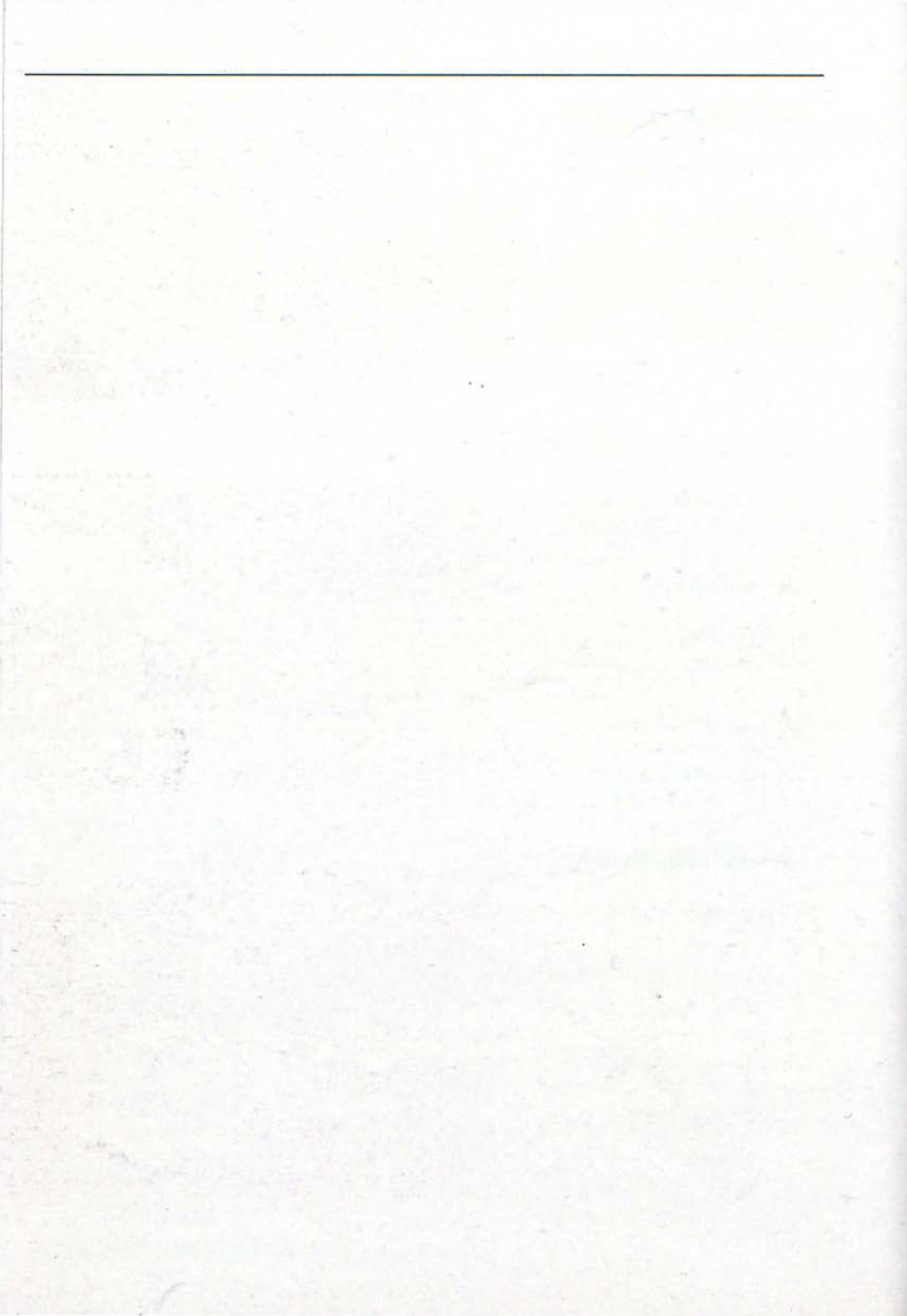
6.0 Final Review

6.1 Design Program

6.2 Design Intention

7.0 Special Studies

7.1 Experiencing Movement on Water



design concepts

Initial concepts

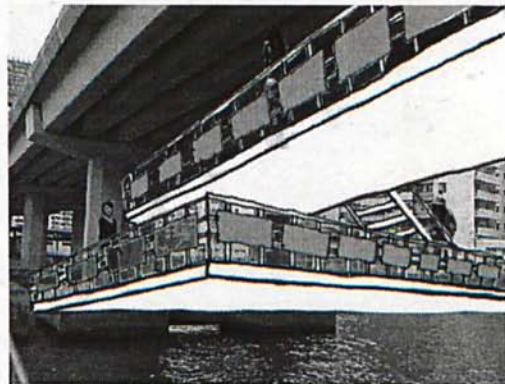
Suspended space

The idea of bridge is further enhanced by suspending landscape and sitting area under the highway. The place to see the water is put forward and the view is more open and wide.



Layers of the space

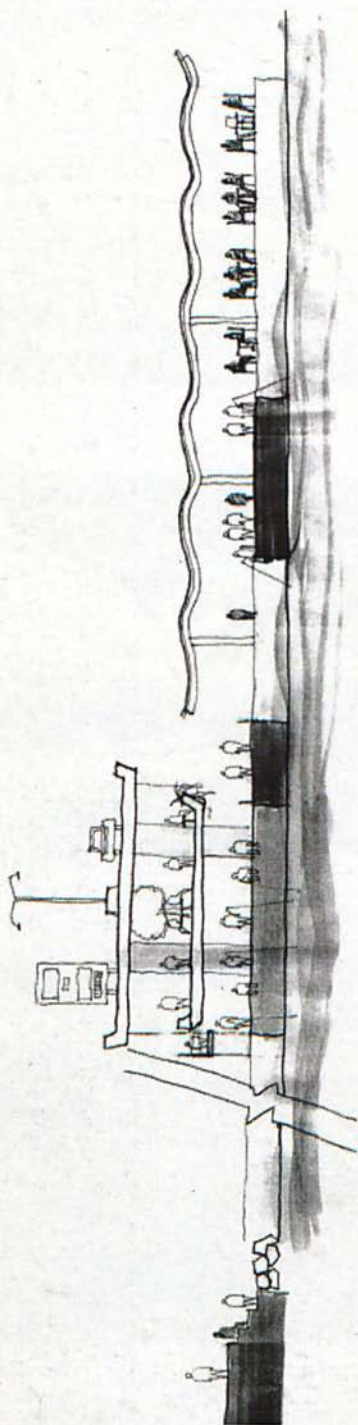
To fully utilize the topography of the site, layers of the space is further developed under the highway. Even the concrete pads of the highway become the first layer of space, and linking by the bridge or walkway. Opportunity of interaction is increased through more visual contact.



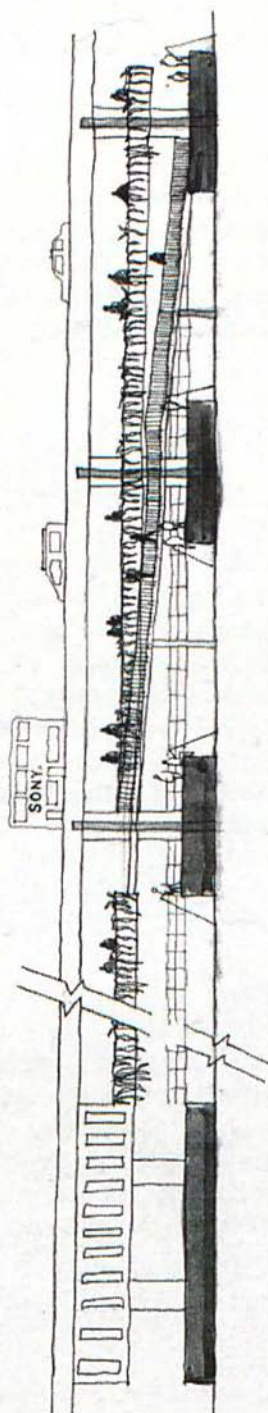
Edge

The existing shoreline would be refined so that the opportunity of proximity to water is enhanced. Stepping edge which allowing people to sit will replace the fencing of the walkway.

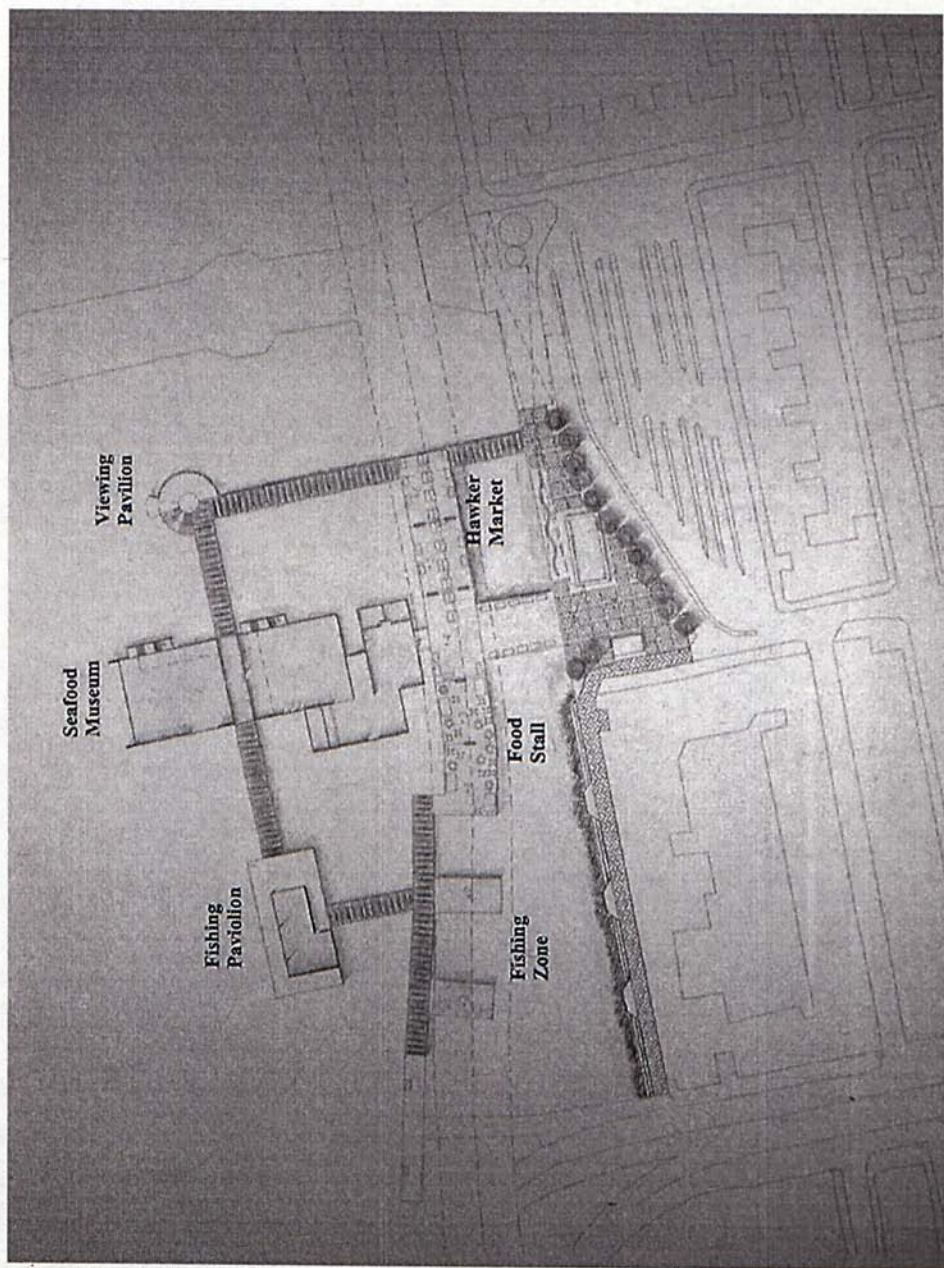


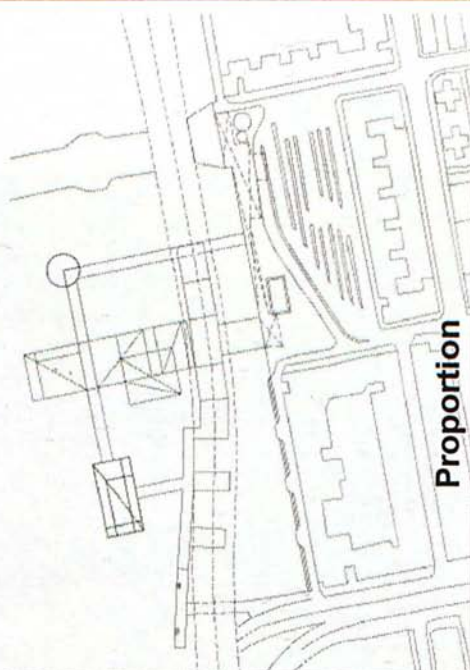
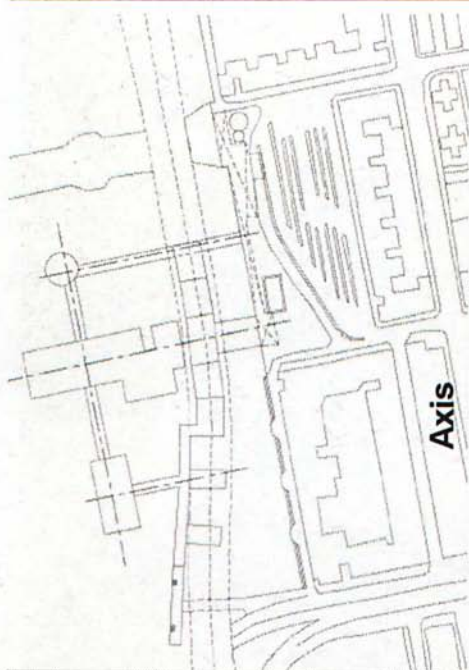


Activities under the highway

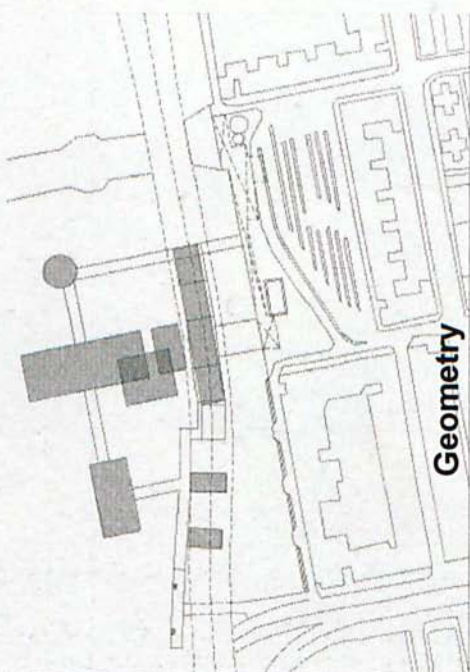
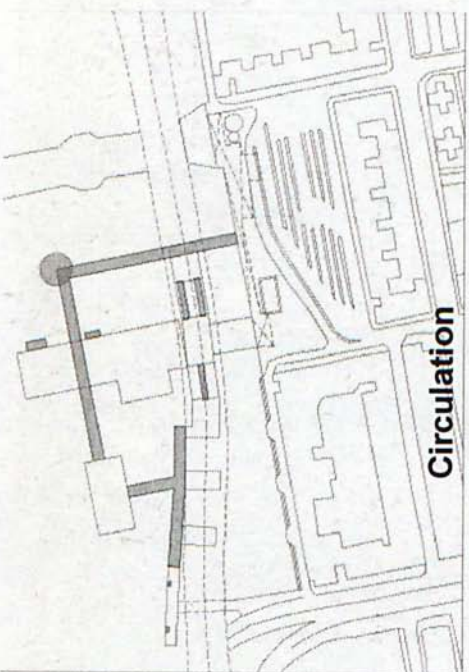


北角垂釣公園





Design Concepts



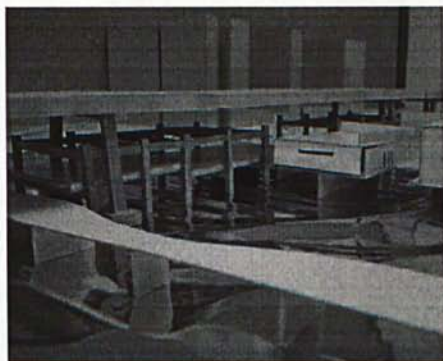
review 1

On 9 - 12 - 2000

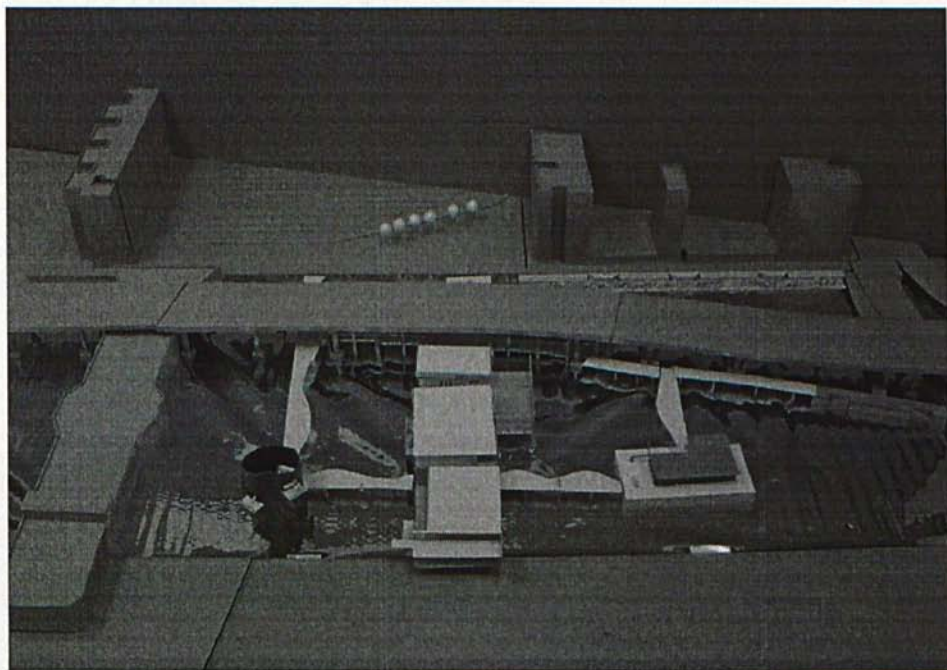
Comments

Connection

The waterfront development should not be limited to the shoreline only. The linkage should be far away attracting people to come to the waterfront. The visual and physical connections can be started from the King's Road, the MTR station to the site. Even at the site, the linkage between two piers should be reinforced because there is a similar activity, fishing for prawn at the adjacent pier. Such connection is necessary to enhance the whole waterfront development and the activity.



Structure imposed under the highway for fishing and food stall



The image of the North Point Waterfront

review 1

Theme of the project

If fishing is the main theme of the waterfront, it is not strong enough (now) to achieve the atmosphere of the fishing park. The ambience of the environment and context should be further enhanced, the existing fishing pattern, under the highway, should also be reinforced.

It is not convincing to have a seafood museum (initial proposal) in North Point because seafood in Aberdeen and Lei Yue Mun are more prominent, people would like to go there rather than North Point to have seafood.



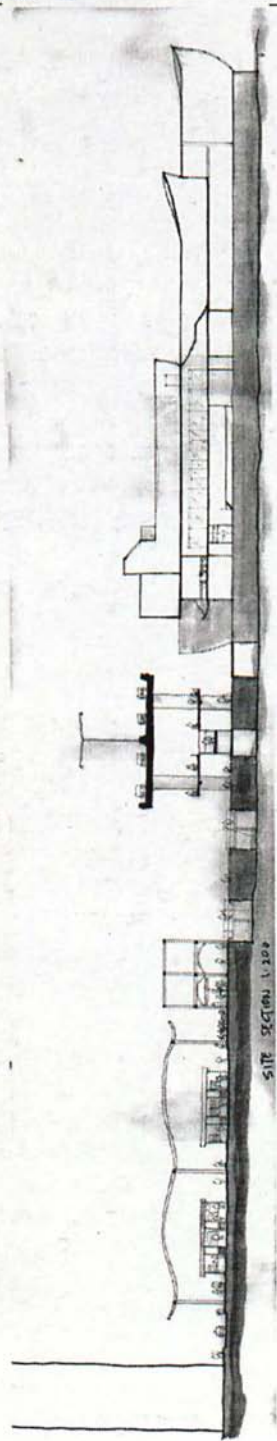
The fishing pavilion at the lower left; the stepping edge with rock at the lower right

Assumption

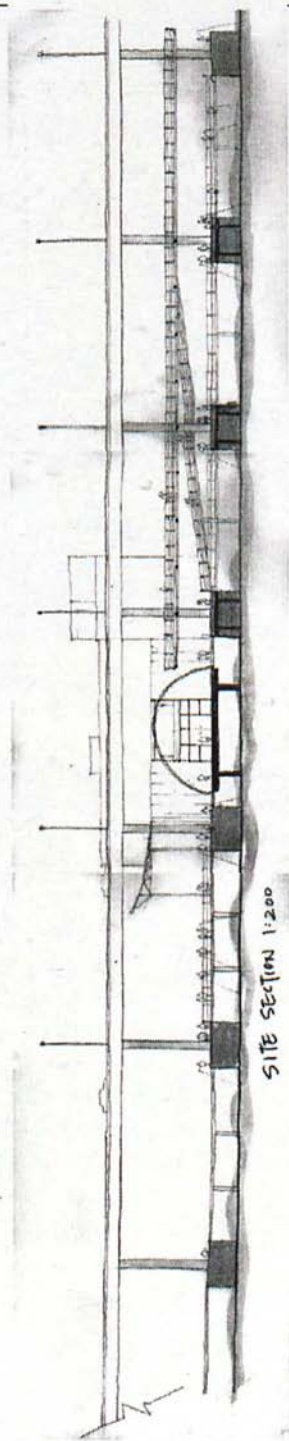
Since the North Point Estate will be removed and developed as a new residential complex, a number of assumptions should be made for future development. For example, the capacity of the ferry service will be reduced, part of the pier can be changed to another use. The bus terminal is several decades, it will no longer be exist after the redevelopment, therefore, it can be changed to open space or other use for enhancing the environment.



The bridge linking the Seafood Museum and the Fishing Pavilion



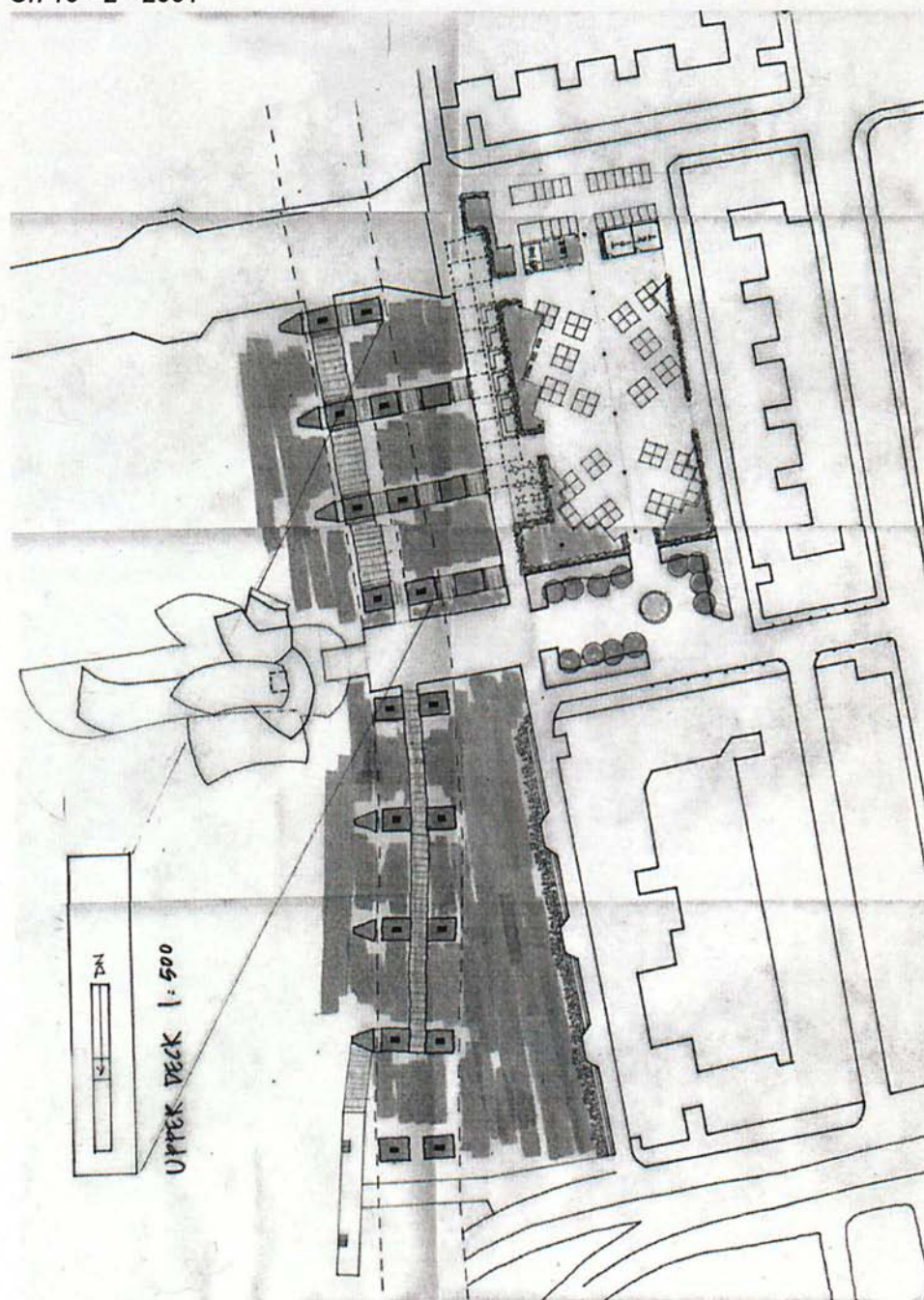
Cross site section



Longitude site section

review 2

On 10 - 2 - 2001



Design Intention

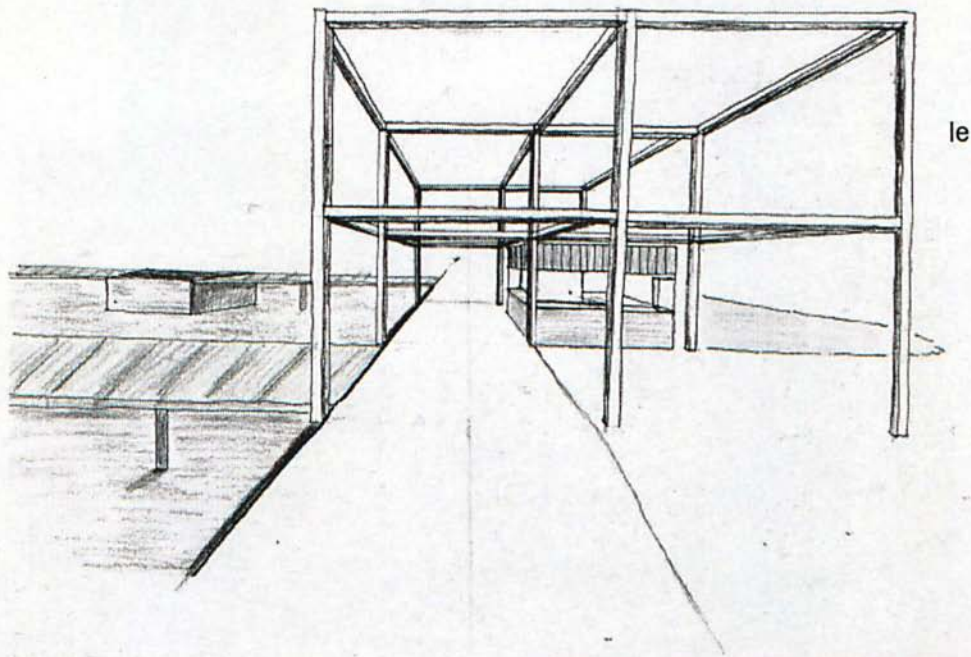
Fishing Zones

In this scheme, emphases of fishing zones are put under the highway. It further links between the fishing decks and the shore with platforms, so that people can access to the fishing area with different entry point.

One of the end points of fishing decks connects to the adjacent pier. It is because there are other entertainment facilities including fishing the prawns. People are allowed to walk through the space and enjoy different activities.

Square

Square as an open space, is located at the entrance of the site which forms an axis to the building. It is surrounded by a mini-river and creates another axis to the hawker market.



Edge: Framed space between the fishing deck and the hawker market

review 2

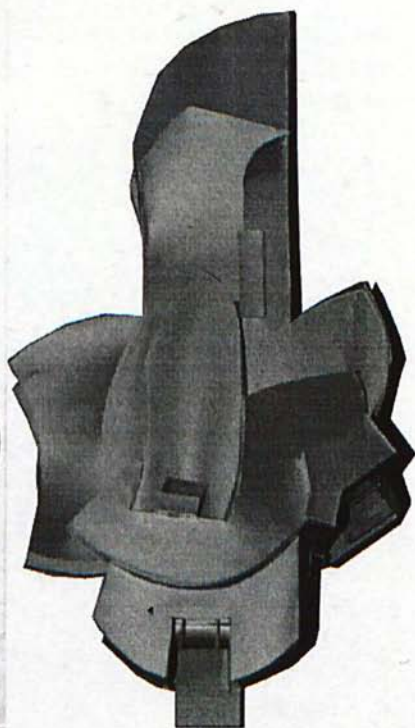
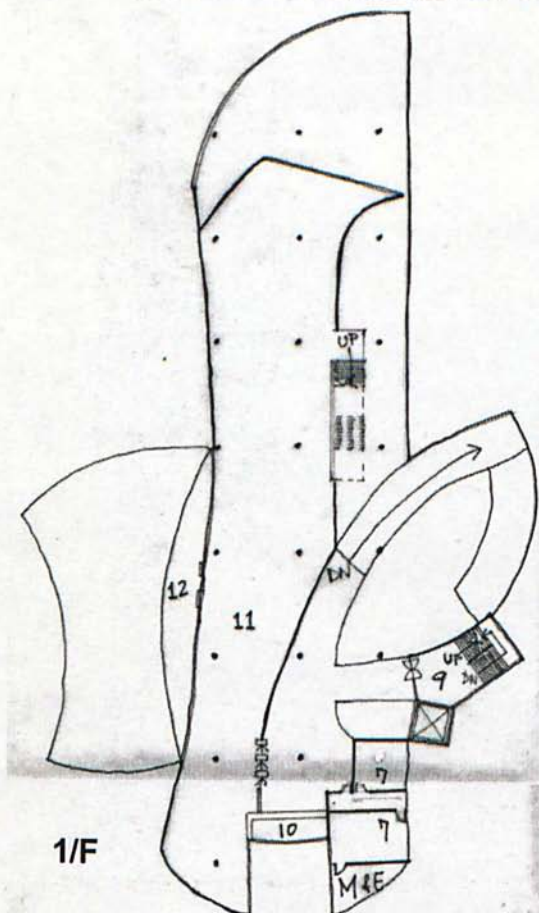
Fishing Museum

This is a building integrated with a fishing museum, food stall, café and fishing pavilion. Form of building is transformed from swagging of fishes because it shows the dynamic of water element.

At the west side of the G/F, there are fishing pavilion and café, while some people are fishing in the pavilion, others are watching them.

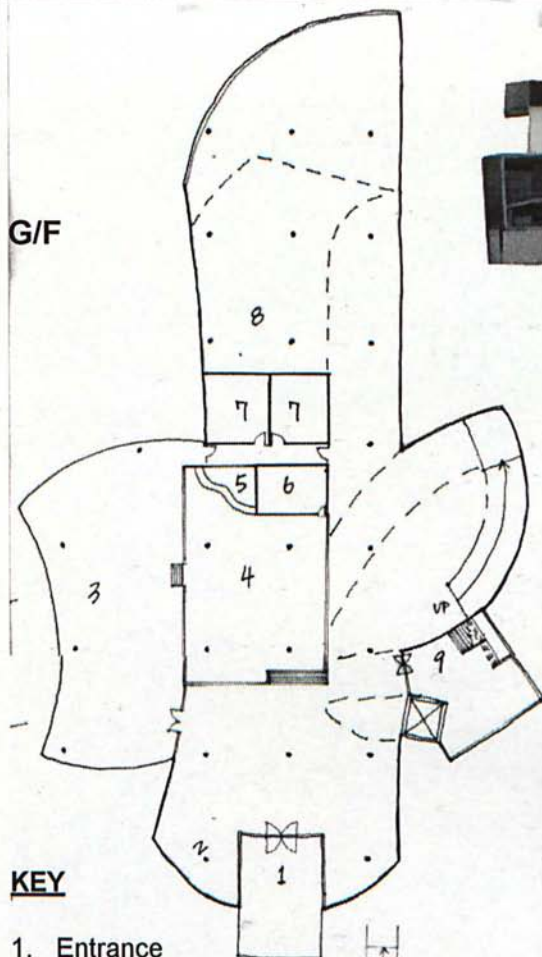
The food stall is located at the north side of the G/F. It faces the harbour directly. People can enjoy the harbour view while they are having the food.

Fishing museum is at the 1/F and 2/F. Interaction is enhanced since people can see the activities below while they walk through the museum. Several double-height spaces are cut through G/F and 1/F.



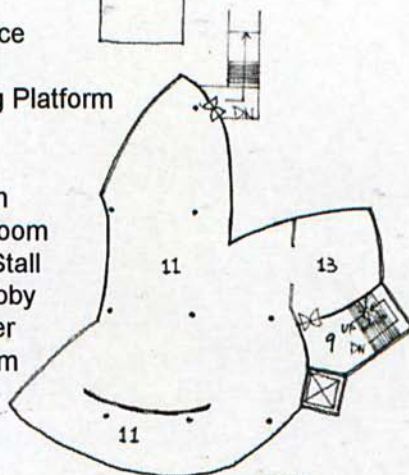
Top View of Fishing Museum (Model)

G/F

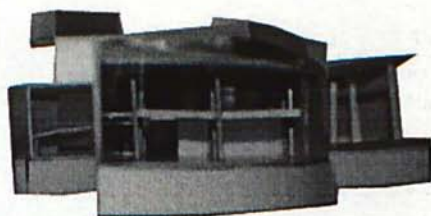


KEY

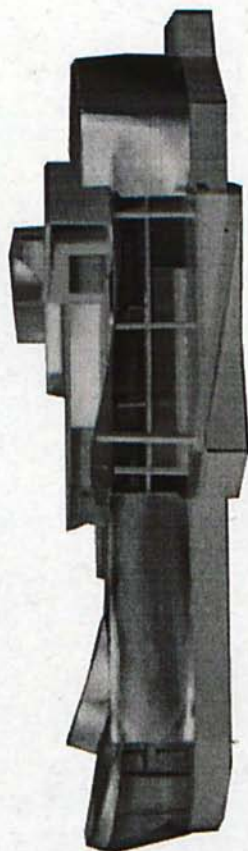
1. Entrance
2. Lobby
3. Fishing Platform
4. Cafe
5. Bar
6. Kitchen
7. Washroom
8. Food Stall
9. Lift Lobby
10. Counter
11. Museum
12. Deck
13. Exit



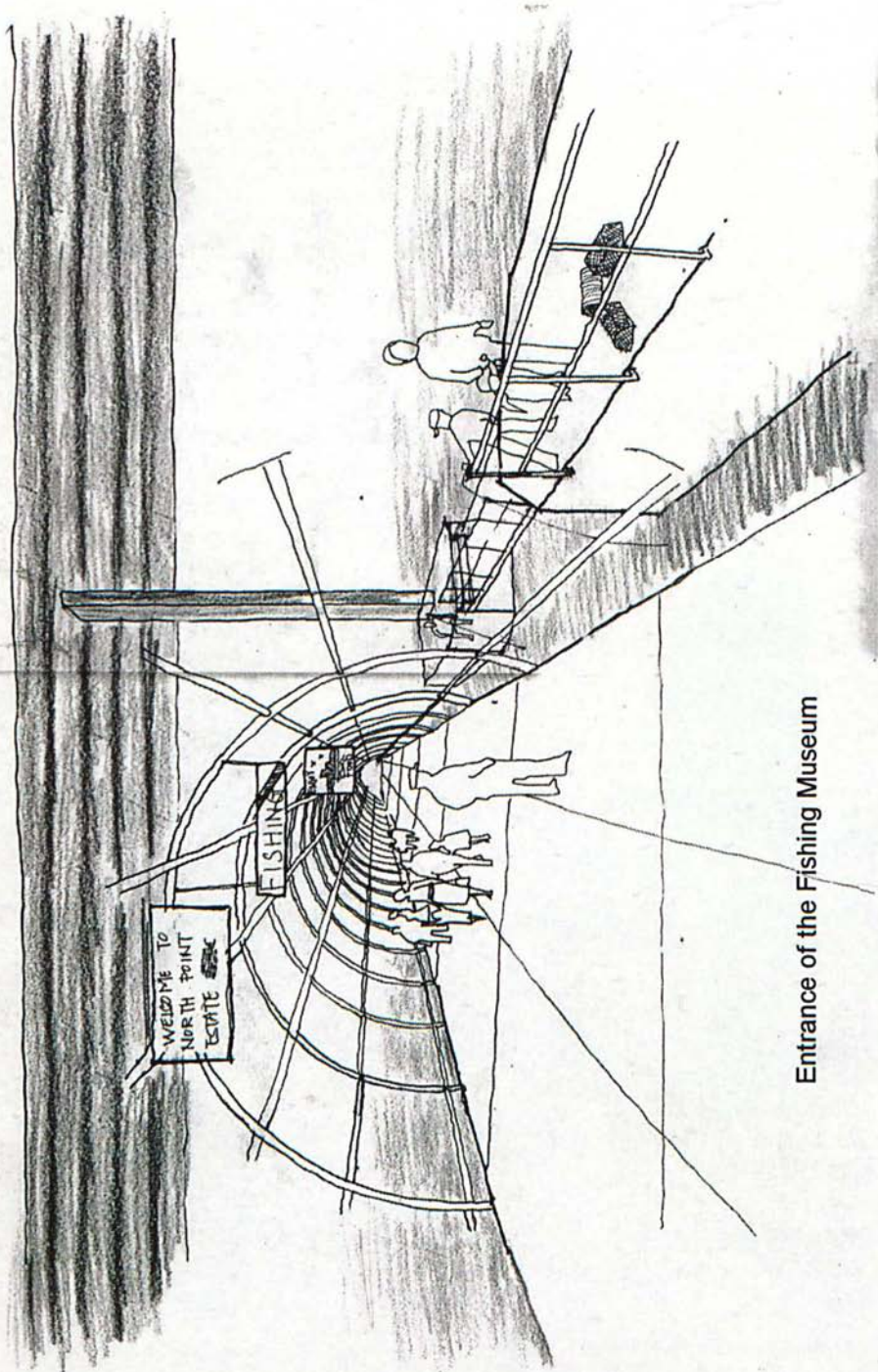
2/F



Front Elevation of Model



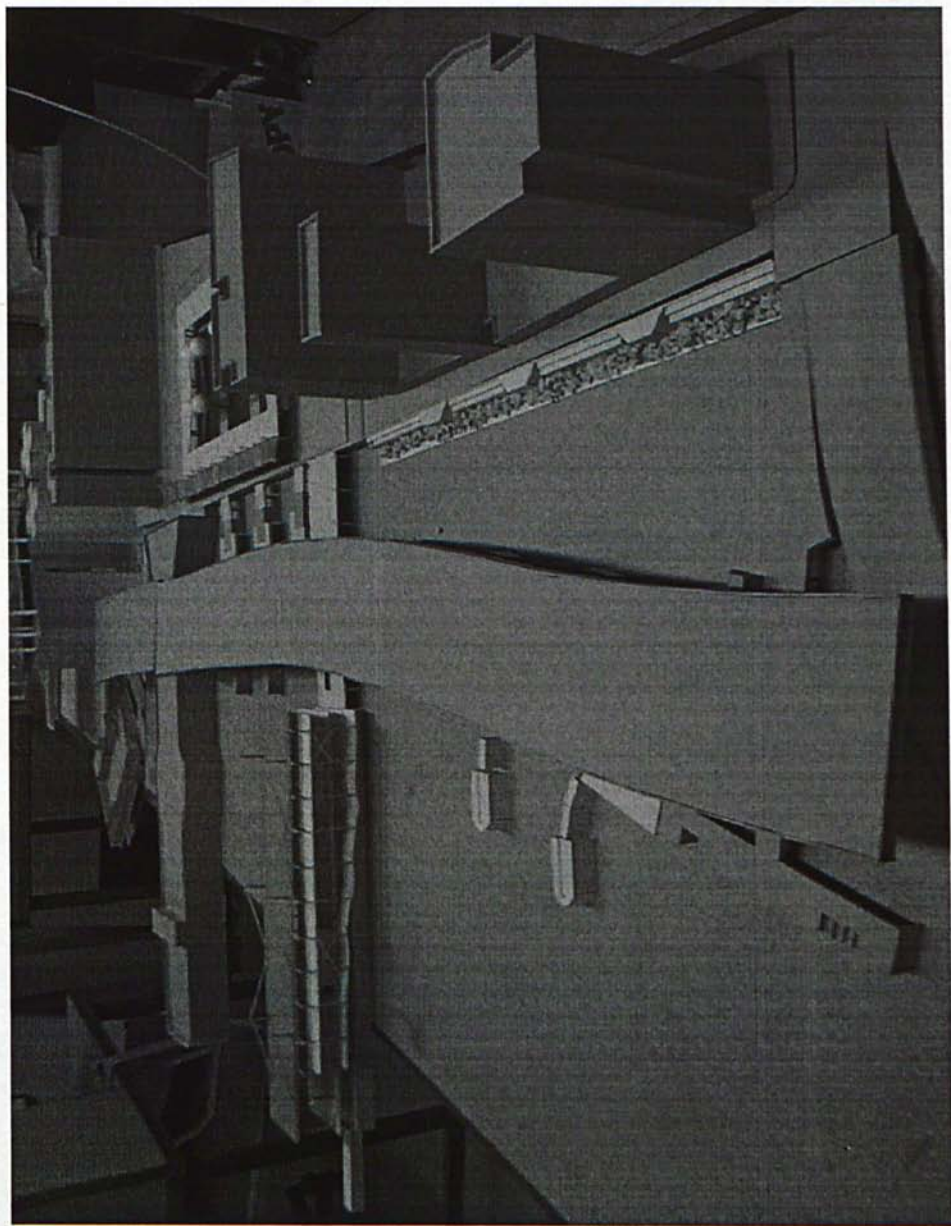
West Elevation of Model



Entrance of the Fishing Museum

development

Before 30-3-01, review 3



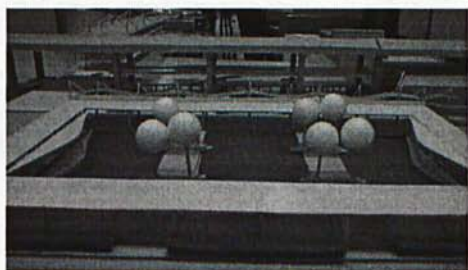
development

Development

Before 30-3-2001 review3, the scheme has gone through more detail and development. Since the integrated programs in the Fishing Museum are too compact, it becomes the main focus and overcome the importance of fishing under the highway. However, the activities in the building are too loose. Therefore, the programs are split off along the vertical axis of the site and the building are simplified and becomes a box-like form with suspension structure.

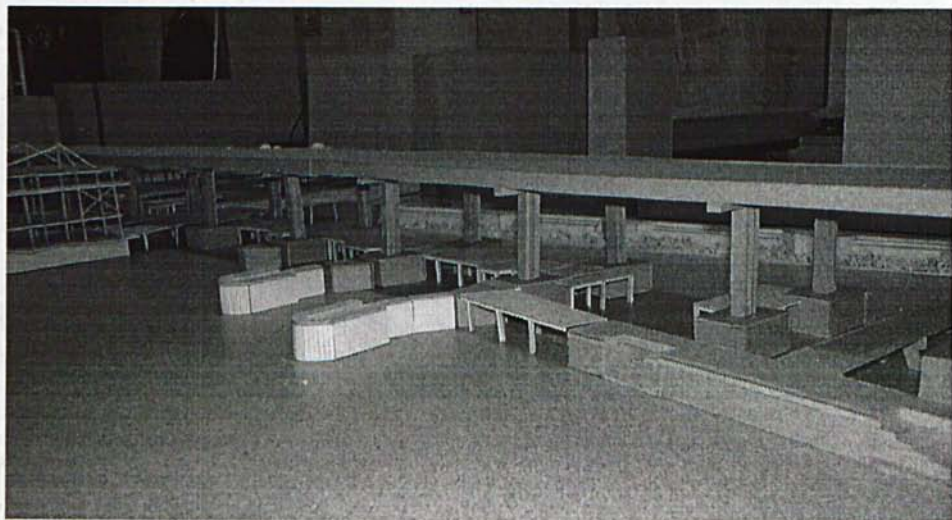
Garden

The open space is further refined as a courtyard with artificial lake at the center. The water level of the artificial lake is only 600 mm, it allows children playing yacht model on the lake. And the courtyard is shaded by the colonnade, people can take a rest or playing chess with shading.



Floating structure

5 floating structures are located at the outer boundary, people are allowed experiencing movement of water. (Detail in the special studies)

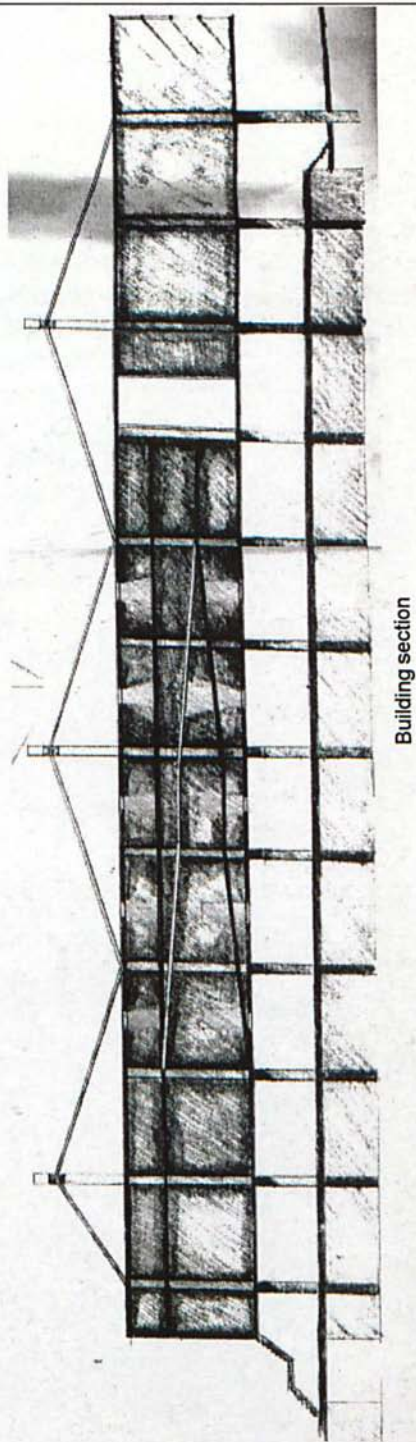


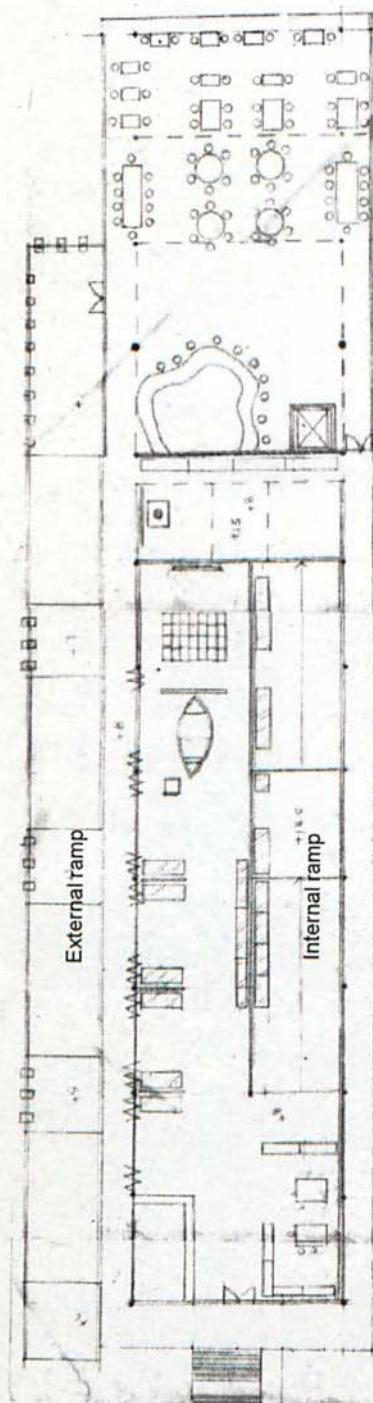
development

Fishing Promotion Centre

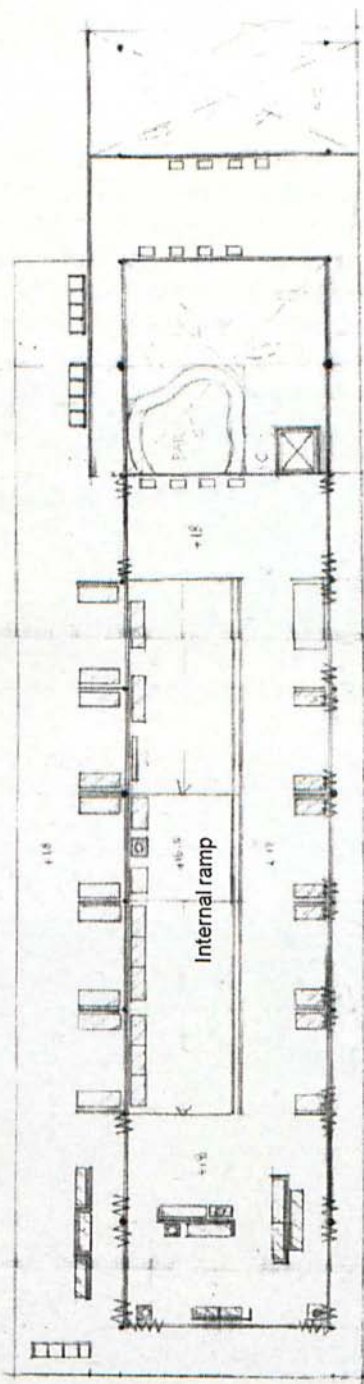
At the previous scheme, it is the Fishing Museum with 'free-form' image. Now, it is simplified as box-like form which mainly using the existing structure of pier. Ramps are the main circulation within the building. Besides the function of circulation, activities can be found while walking along the ramp. For example, the internal ramp is a display corridor showing the exhibits, and the external ramp is a fishing practicing route allowing visitors experience fishing.

In fact, this external ramp is both the exit and focus of the building, it is expressed by the image of suspension structure.





Fishing Promotion Centre 1/F



Fishing Promotin Centre 2/F

Town Planning

Fishing Promotion Centre

Site area (original pier): 2354 sq.m.

Class of site in pier: B

Height of building: 19 m

Permitted site coverage: 100%

Permitted plot ratio: 5

Permitted G.F.A.: 11770 sq.m.

Proposed site coverage: 98%

Proposed plot ratio: 2.54

Proposed G.F.A. : 5979.7 sq.m.

Open space

Site area: 8400 sq.m.

Class of site: C

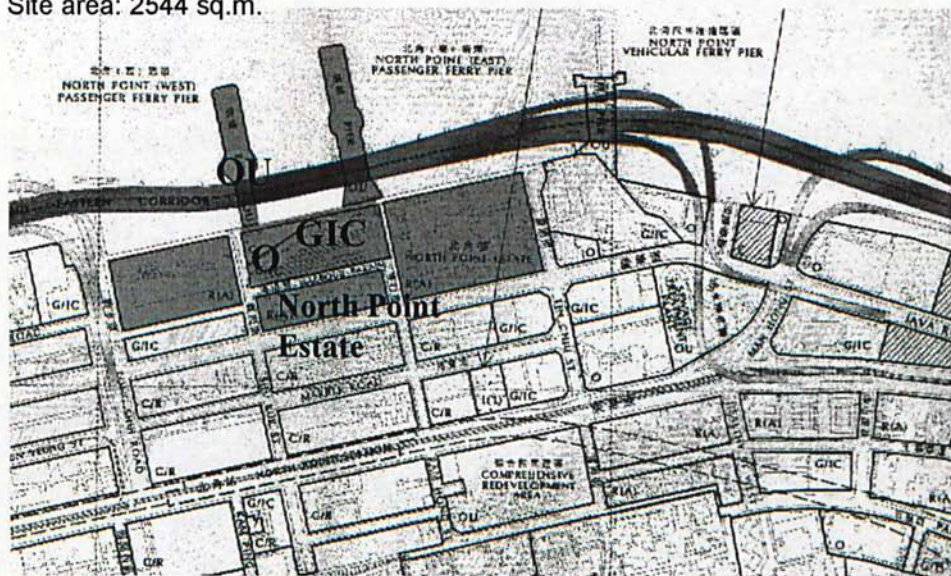
Others (area under the highway and extending from the shore)

Site area: 2544 sq.m.

Outline Zoning Plan

Originally, the North Point Pier, as a public transport is zoned as OU. It is changed to a fishing promotion centre, as a public entertainment facility now. And, the services of ferry pier will be removed to the adjacent pier.

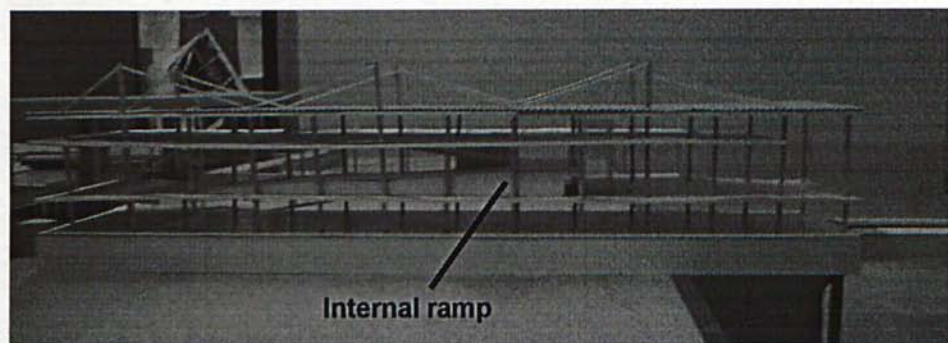
The bus terminal is zoned as Open space and GIC site, it is changed to a large open space including a courtyard with water landscape and the combination of a square and the hawkers market. Therefore, it still becomes the open space and



development

Means of Access

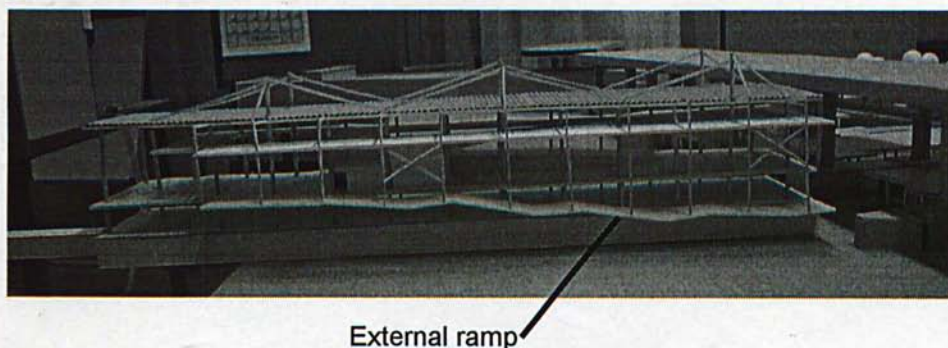
According to the B(P)R. 39.(1), every building which exceeds 1 storey in height shall be provided with means of access to the upper floors. In fact, there is no staircase in the fishing promotion centre, instead, a continuous ramp and lift are provided for access to the upper floor.



Means of Escape

A separate ramp to outdoor area is provided as means of escape in case of emergency. Although there is no staircase within 24 m inside this place of public assembly (B(P)R. 43), a continuous ramp in addition to a lift serve as normal means of egress.

In accordance with the Code of Practice, no. of access staircase, Table 1, the non-domestic building exceeding 1 storey but not 15m above mean level of lowest street shall provide two or more escape staircase. In this promotion centre, internal and external ramps are provided for means of escape. Moreover, the building is built on water with only two storeys and surrounded by the open decks. It is easy to access to the open air in case of emergency.



development

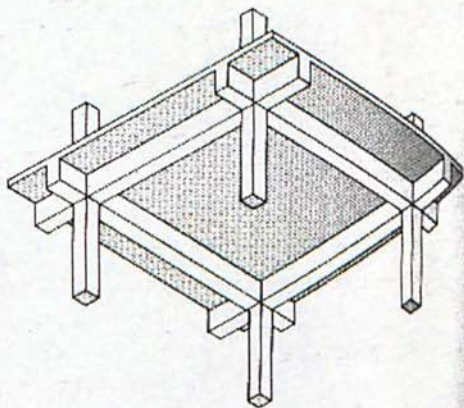
Means of access for firefighting and rescue

Lanes for Emergency Vehicular Access to the building(s) of the site are provided. Since no fireman's lift and rescue stairway is required in the promotion centre, it is built on the water, firefighting and rescue from the waterway is the additional means in case of emergency.

Structural System

Existing Concrete Structure of the original building

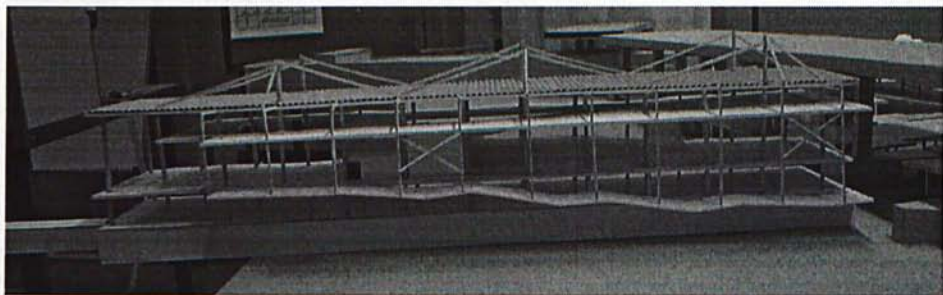
The structure of the existing pier is utilized as the main structure of the fishing promotion centre. It is the two-way slab and beam construction. The round column is 600mm and the depth of the beam is 450mm for spanning 7m. For achieving three-hour fire-resistance rating, the slab is 165 mm thick.



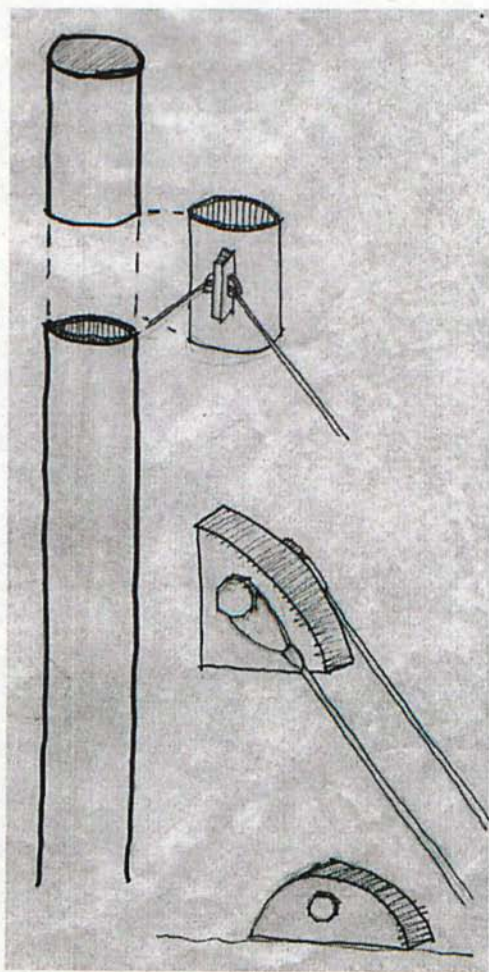
Suspended Steel Structure

The fishing promotion centre is basically supported by the concrete columns and beams structure. The external deck and ramp for the exit are suspended by the steel structure. The six posts above the roof are bolted on the top of the concrete columns. They function to suspend the steel structure of the deck and ramp on the one hand, it also serves as the symbol of this fishing promotion centre.

development



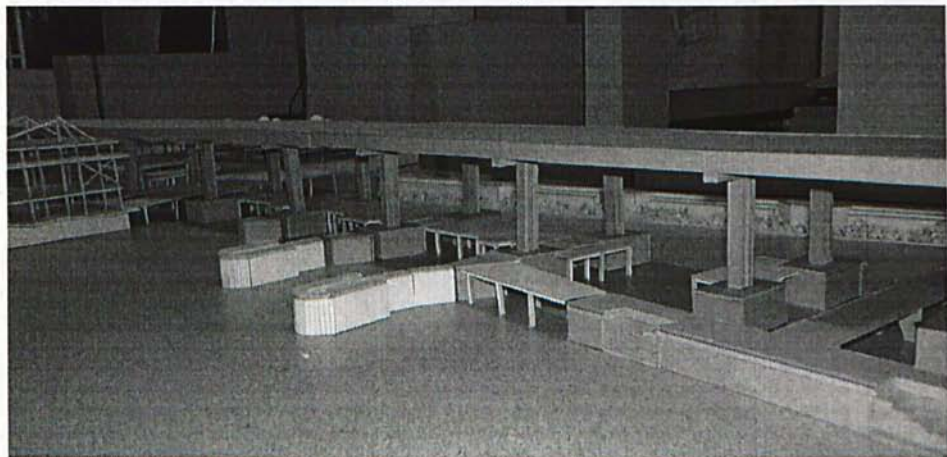
Suspended steel structure



development

Utilizing the abutment of the highway

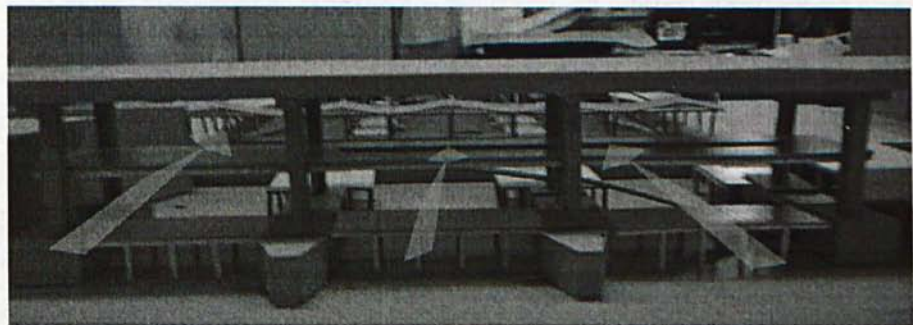
The highway is the important context of the site. Its abutments are linked as different fishing zones and platform for the fishing activities. The highway above functions as a shelter for shading the sunlight.



Building Services and Environmental Strategies

Site consideration

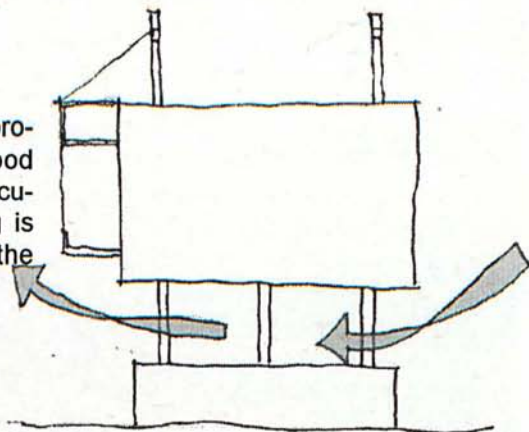
Since the site is located at the waterfront, environmental strategies including natural ventilation and daylighting are explored. The fishing promotion centre is arranged perpendicular to the water edge, the decks and the fishing platforms under the highway are made of light-weight structure without large surfaces. These arrangements allow sea breezes flowing into the rear buildings where maximize the natural ventilation.



development

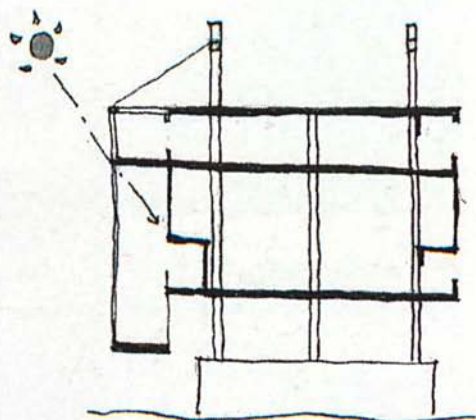
Pilotics

The ground level of the fishing promotion centre is raised up for food stall. Cross ventilation is particularly enhanced while the building is built on the water. It is because the wind is cool down by the sea.



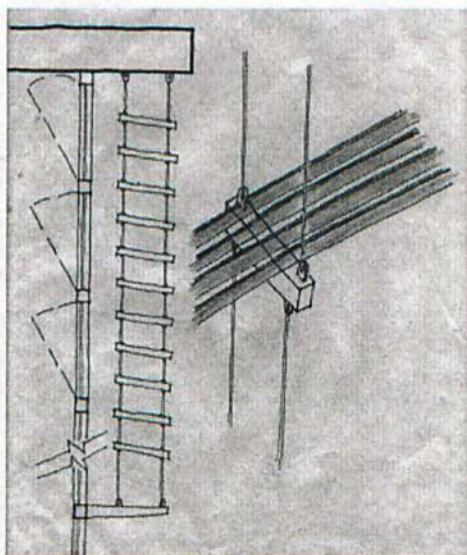
Deep-deck for sun-shading

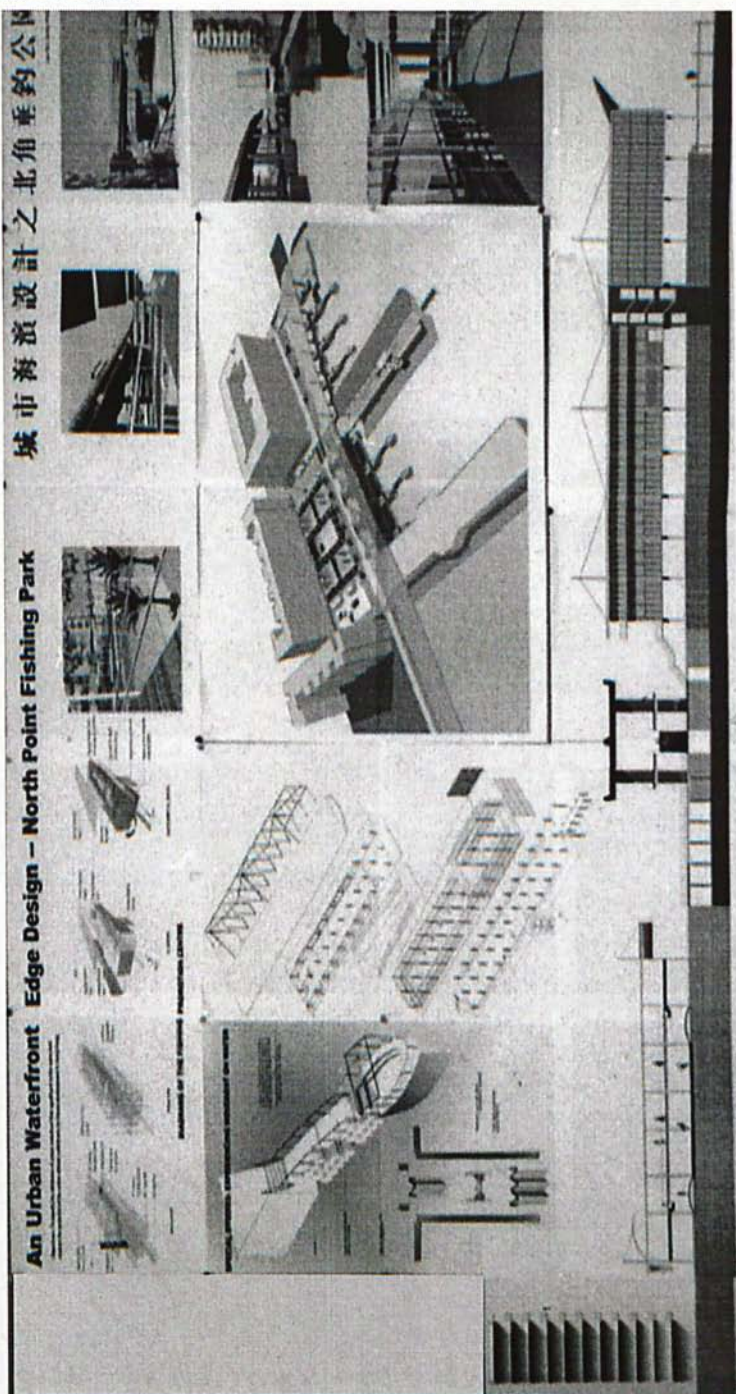
Although the fishing promotion centre is facing north-west, the east and west elevations of the building are shaded by the 2m and 5m decks. Instead of direct sunlight, diffused daylight penetrates into the exhibition area.



Shading device

Shading device with operable windows behind allows both shading and natural ventilation penetration.





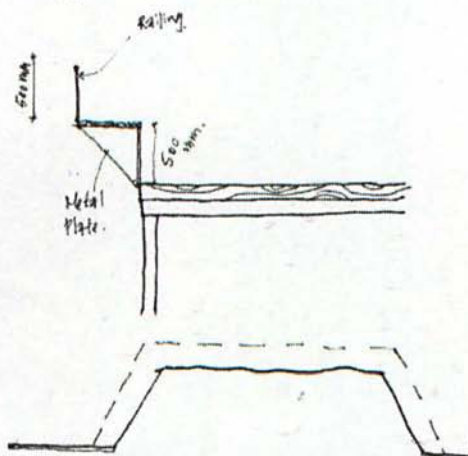
Objectives of Review 3

Review 3 is an internal review which aims at pushing the design more deep and detail. It is also a preliminary final review. All the drawings are work out and arranged as layout panel.

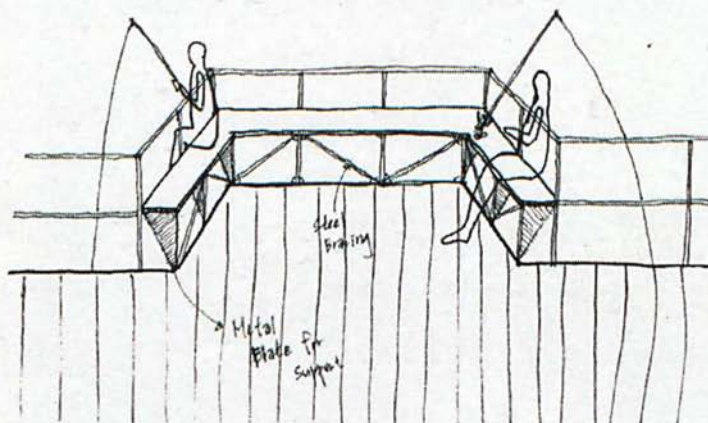
Learning

Design

The main focus of the project becomes clearer – fishing under the highway. Hence, it should be further developed how people fishing on the decks and platform. For example, the seats and safety for fishing are the main concern. Also, do they have shelter? All these questions are further studied.

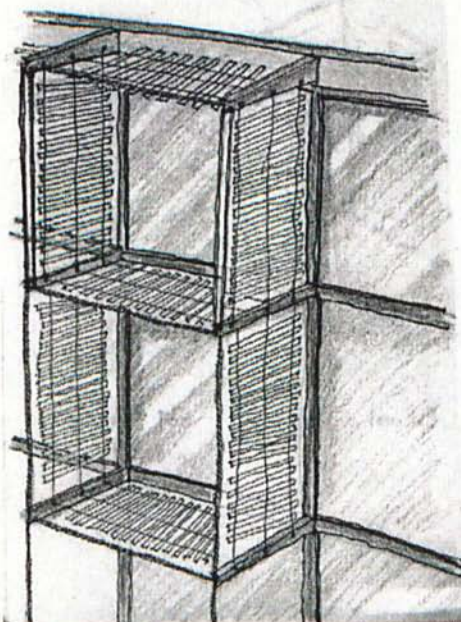


Sketches of seat in the fishing deck

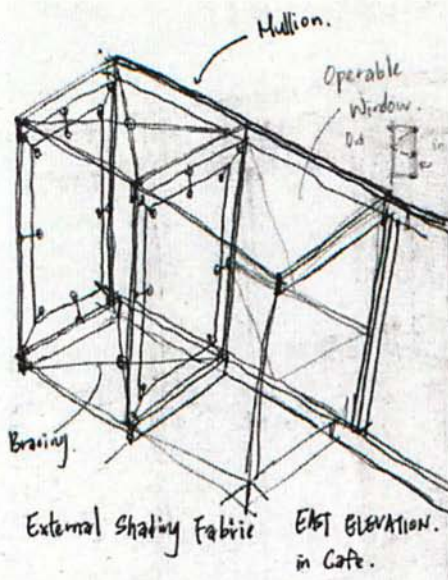


review 3

Fishing Promotion Centre

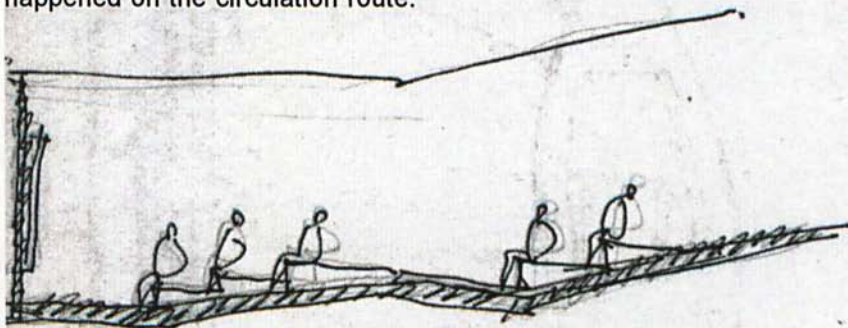


Shading Device



Shading Fabric

Activity is another important issue. Activity in the Fishing Promotion Centre should be more active. Apart from reading the information of fishing, visitors are allowed to experience the participation in the centre. Activity can also be happened on the circulation route.



AV ON the Ramp.

Presentation

Both graphical and verbal presentations are practiced once which helps preparing the presentation in the final review. Activity should be shown clearly on the drawings. Colour and pattern help to visualize the material. Also, both Chinese and English text help to read and realize the design drawings.

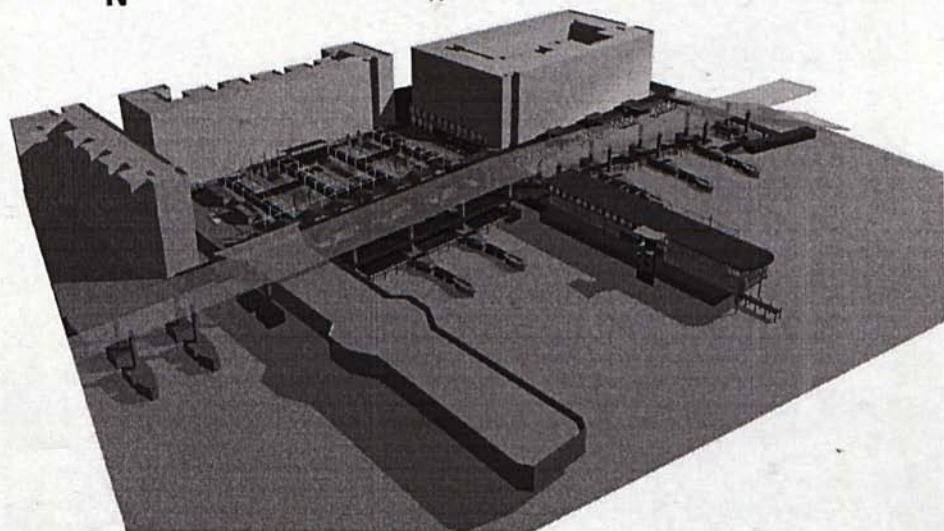
final review

An Urban Waterfront Edge Design -- North Point Fishing Park

On 27-4-2001

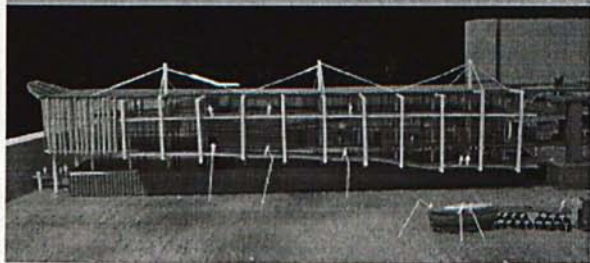
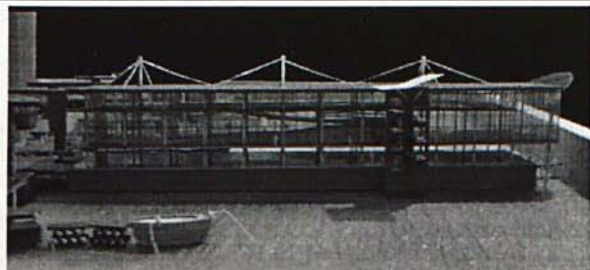


盡享海濱的悠閑
維港的美景
垂釣的樂趣



城市海濱設計之北角垂釣公園

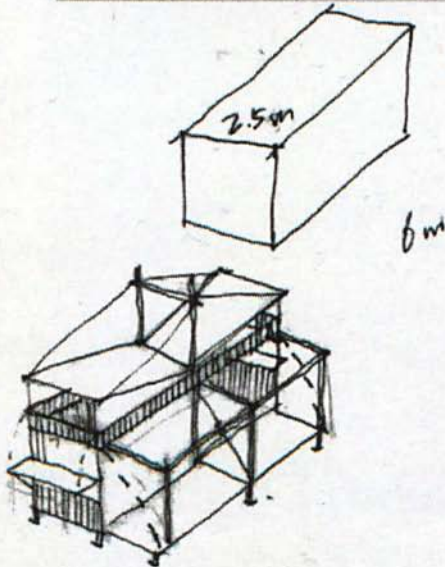
final review



DESIGN PROGRAMS

Hawker Market

A hawker market is to rehouse the hawkers from the Ma Po Road in North Point, it also creates a lively and animated atmosphere of an environment to self-promote this local custom, hawker and kiosk in Hong Kong.



The kiosk unit is a container which can be foldable. When it is opened, the space can be extended and suspended by cable. While it is closed, it becomes a 6m x 2.5m cubical box.

final review

Contemporary Garden

This is an open space located at the existing bus terminal. It is formed by grid framed structure with two levels. The ground level has a performance stage surrounded by the artificial lake. The lake is allowed for playing yacht model and the performance stage is for playing hobbies daily or public functions. The upper level provides the sitting platform for the spectators.



Fishing Zones

Outdoor practice zone: A fishing-breeding ground in front of the garden, is for the fishing beginners. It is formed by the wooden platform on the sea and linking the abutments under the highway.

Fishing bridge: The abutments are linked with wooden platform under the highway. It forms a passage continuously crossing from the left of the site to the right, totally under the highway.

Fishing lake: It is located between the fishing bridge and the rock shore. It is comparatively silent and allowed rowing boat at the centre of the lake

"Floating boats": There are 5 "floating boats" extending from the abutment to the sea. They are the outermost zones for fishing and allowing people experiencing movement and floating on water.

final review

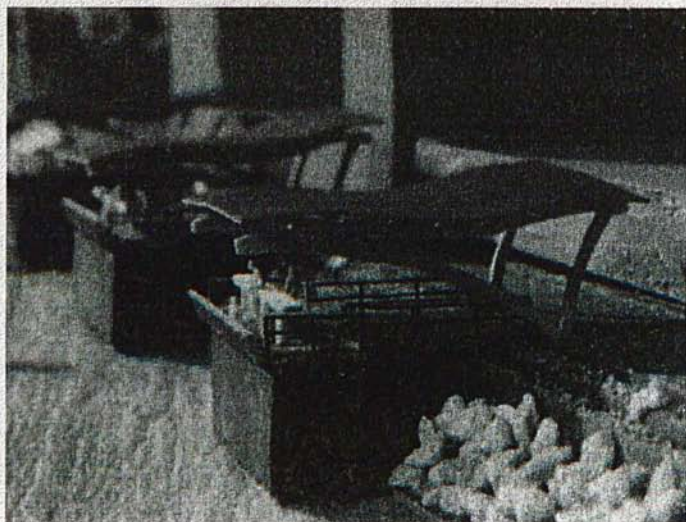
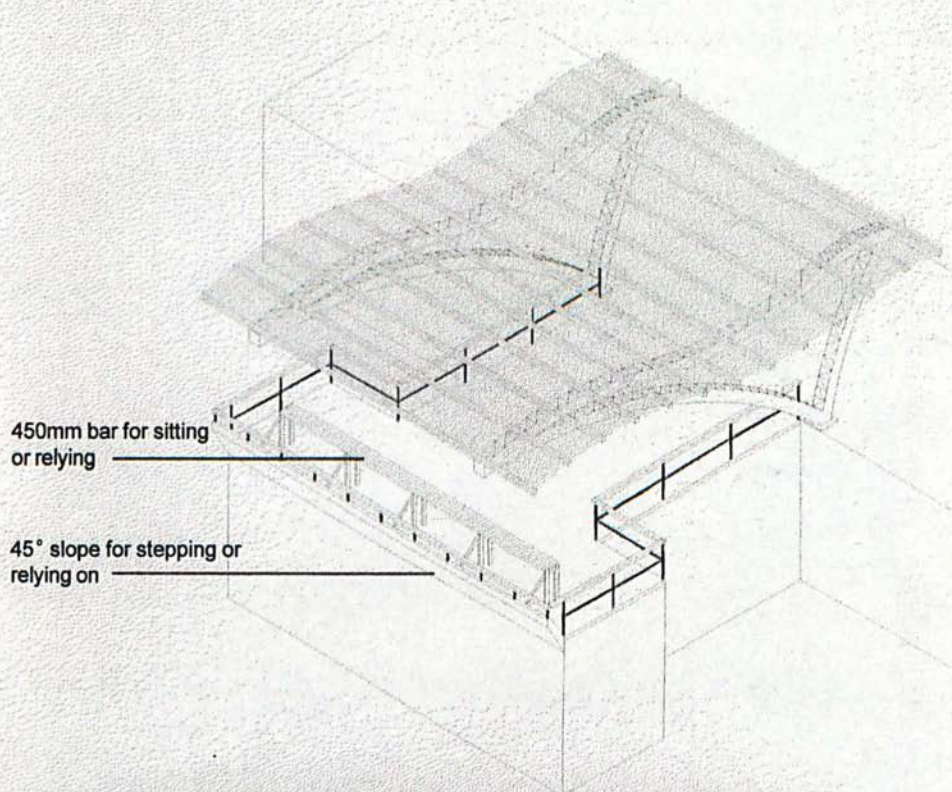
Fishing deck, practice zone



Fishing Lake & Promenade

final review

Fishing stage in the fishing lake



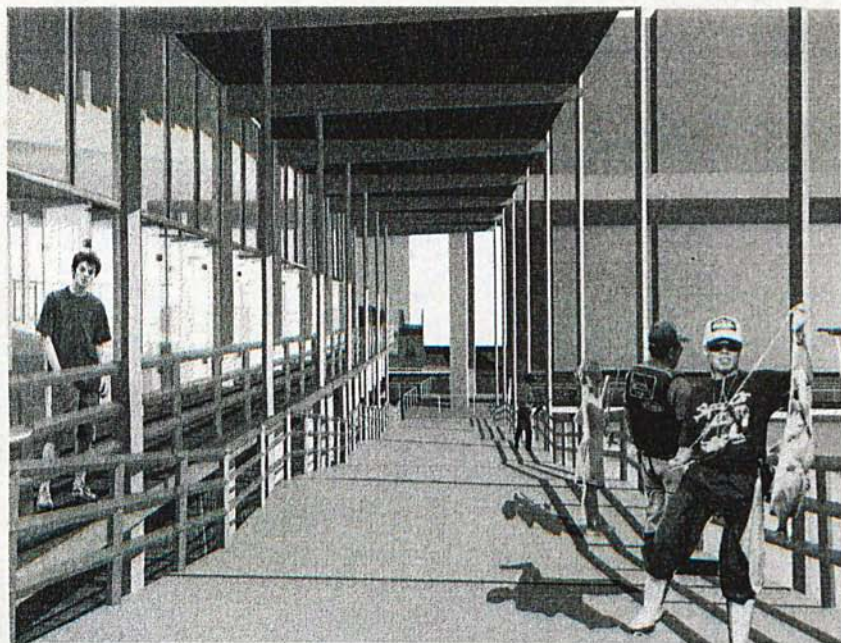
Food Stall

The food stall is located at the ground floor of the Fishing promotion centre. Since it is open to air with sea breeze, the atmosphere for eating is very casual and relaxes.

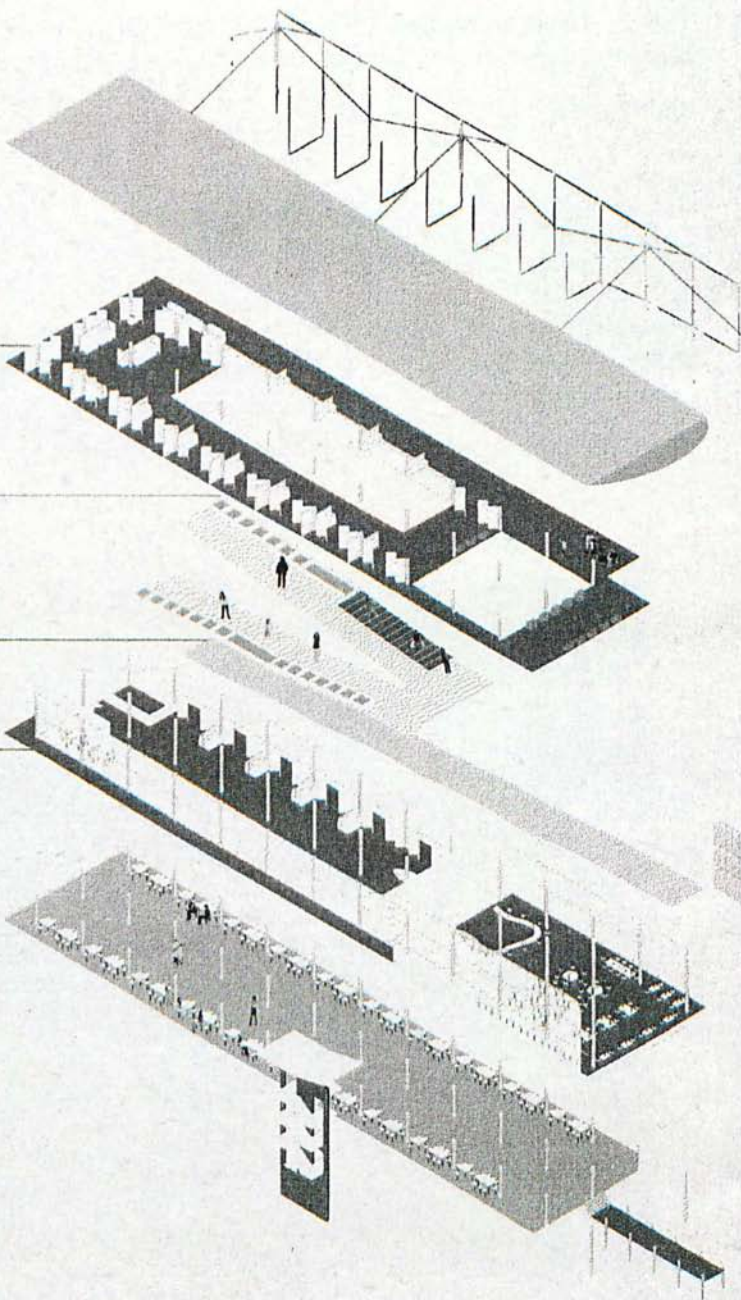
Fishing Promotion Centre

It displays various kinds of fishing equipment, techniques, species of fishes, and information of fishing areas in Hong Kong. It introduces the basic knowledge of fishing for people.

There is a café in the centre which is facing directly to the Victoria Harbour.



Fishing practicing route and exit in the Fishing Promotion Centre



2/F Showroom

Fishing equipment, techniques, preservation and species of fishes are displayed in this floor.

Internal Ramp

This is one of the vertical circulation between 1/F and 2/F. There are two ramps along the right showing the growth of the small fish and fishes.

An ATM takes both notes and coins is located at the corner. People are free to access and to open without further introduction.

External Ramp

This is not only the exit of the building, but also the preferred route for people experiencing fishing after making all the information.

1/F Information Centre

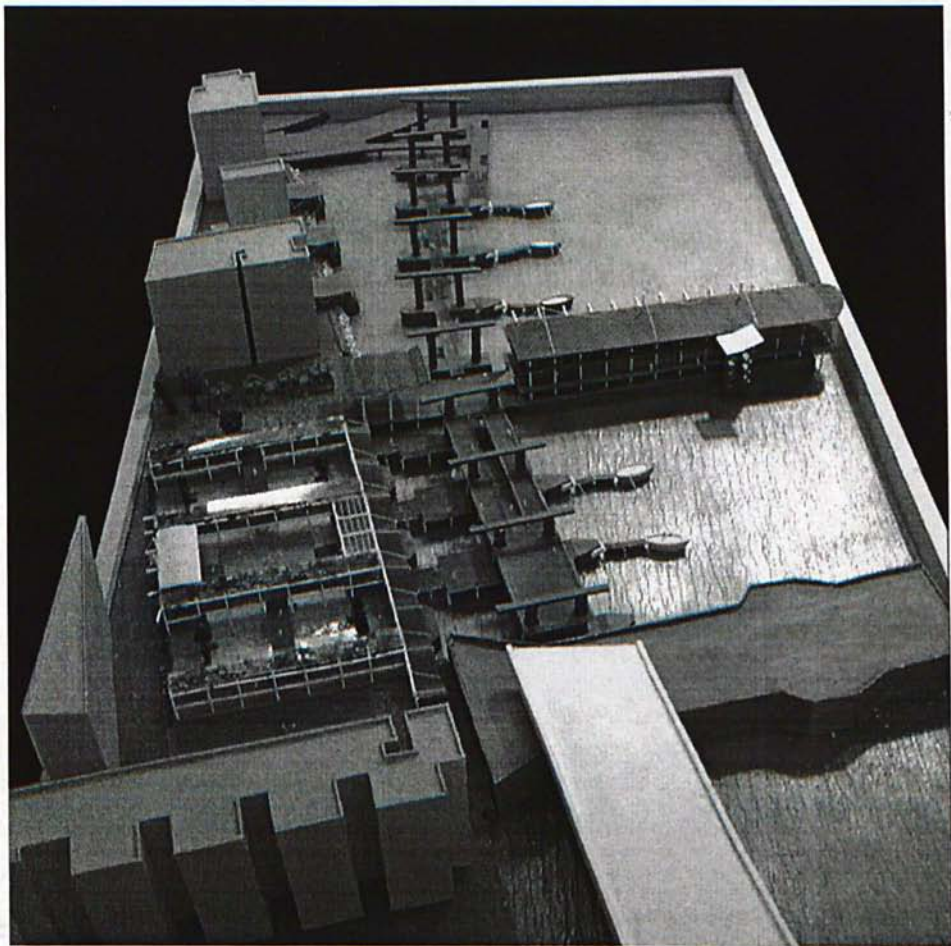
This is the main entrance of the building with a window counter and a monitor. Basic knowledge are introduced including climate, preparation and safety before going to fishing.

There is a café facing a lobby to the Victoria Harbour.

G/F Food Stall

It is a covered outdoor space. The atmosphere is very casual and people can enjoy the food with the harbor view.

Design Intention

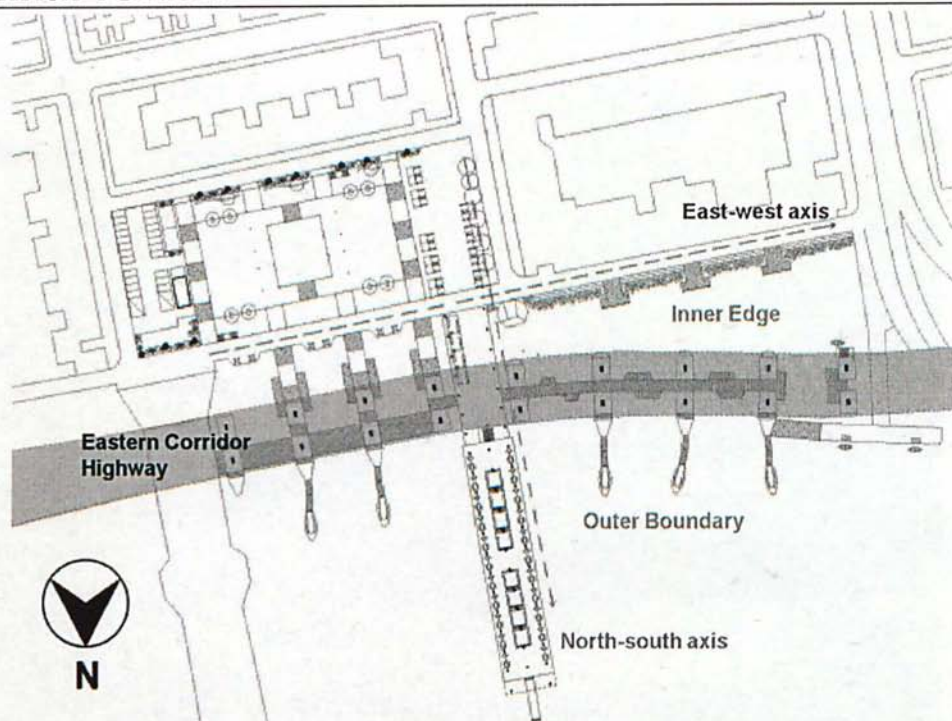


Response to site context

To utilize and explore the constraint of the site as potential – activities under the highway. The Eastern Corridor Highway, in effect, totally exploits the opportunity to enjoy the waterscape of Victoria Harbour since it extends to the shoreline and block the passage access to the harbour.

In this scheme, the abutments of the highway are linked as platform for fishing. (In fact, this concept can be applied and extend to other activities for development of waterfront along Victoria Harbour.)

final review



Water edge treatment

Water edge is defined as two layers horizontally. The inner lake for fishing is enclosed by the abutments and wooden platform. Walking along the rock promenade, this is the inner water edge for static and comparatively silent.

The outer boundary is formed by the abutments and the 'floating structures'. Sitting or standing on the 'floating structures' can experience the movement and dynamic of water.

Axial linkage

The axial relations are formed by activities and color scheme. North-south axis is enhanced by shopping activity, cultural activity and gourmand. From the hawker market to the Fishing Promotion Centre and Food stall, it means from the degree of public to semi-private and the axis is further emphasized by the green lawn and the green roof.

East-west axis is formed by the static activity, walkway and the rock promenade. The orange roof which is contrast with the green colour of North-south axis further enhances this axis.

Experiencing Movement on Water

In Hong Kong, people do not have opportunity to interact with water in the urban area because all the waterfronts are fenced, water and land are clearly defined that boundary are set in-between. We can experience movement, floating on water only by means of transport, ferry, boat, ship, etc.

Instead of crossing the Victoria Harbour by ferry, people are given the opportunity to experience the waves and movement on water by a floating structure – 'boat'. In fact, it is a buffer between land and sea, people can stay on it but also experience the movement of water. It allows us having another choice to experience movement, floating on water in the urban area.

Fishing on this floating structure just likes fishing on an anchored fishing boat in the urban area.

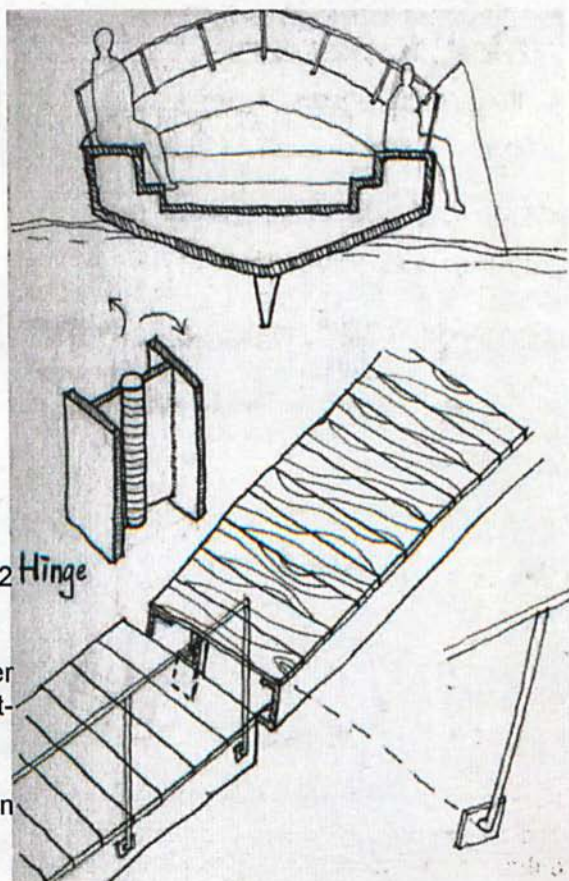
On 8 - 3 - 2001

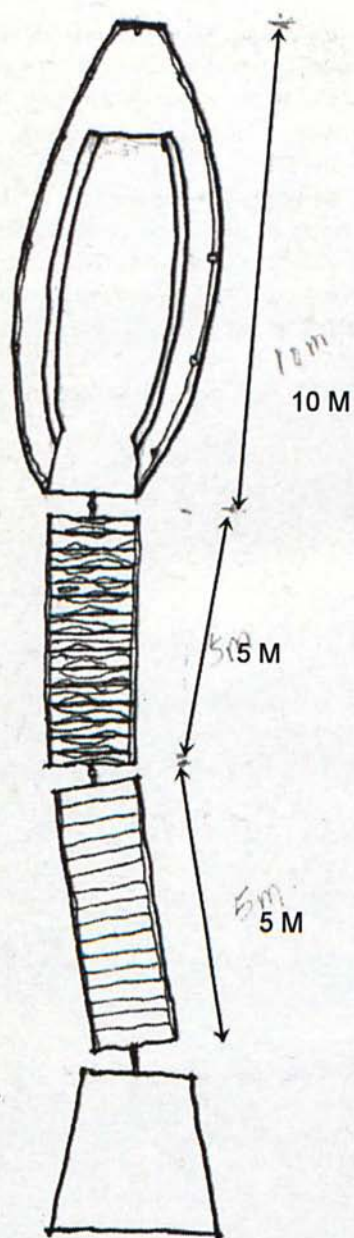
Comment

The hinge only allows 2 dimensional move

Put the plastic water tank under the platform enhances the floating experience

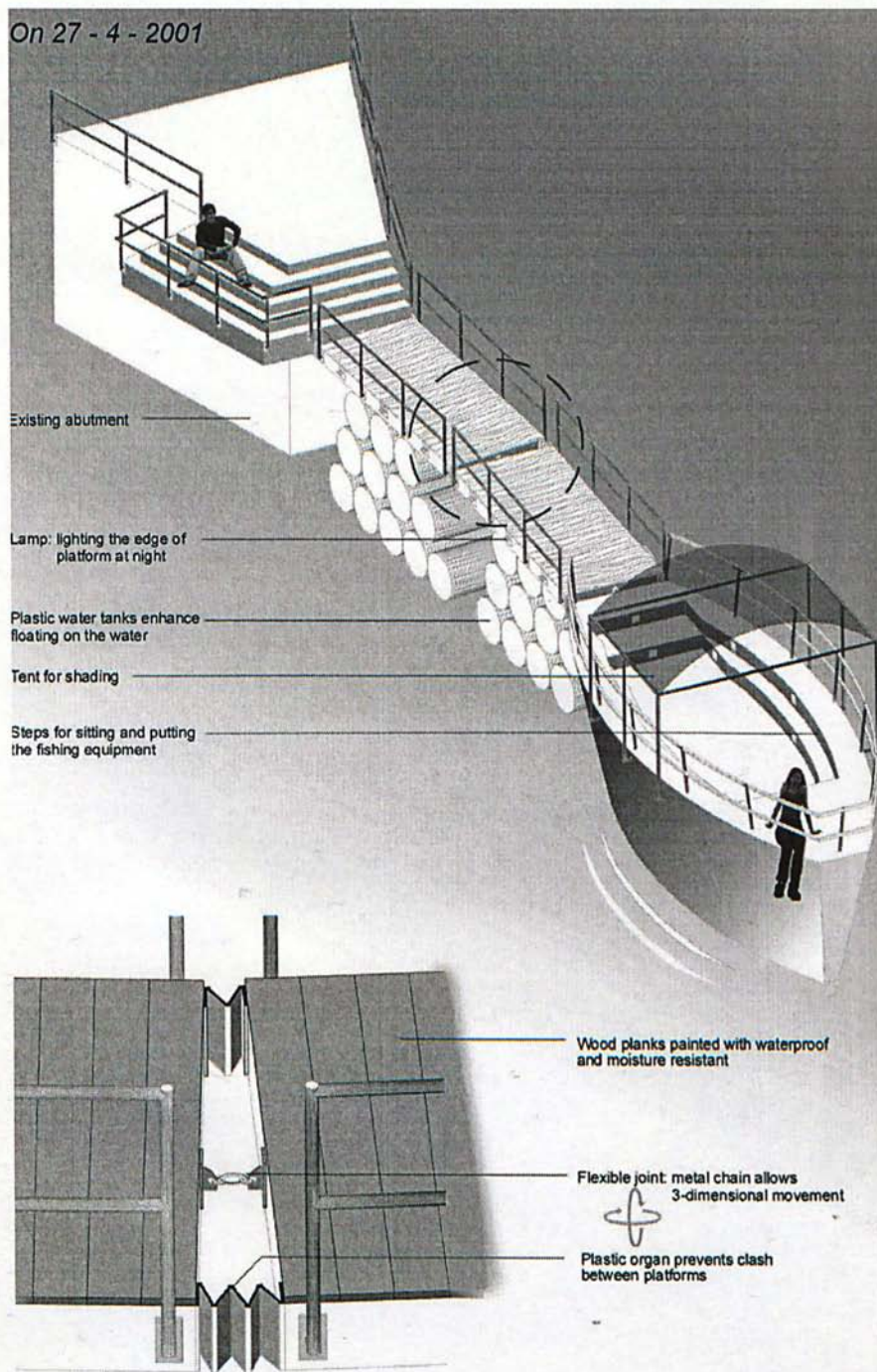
Add the plastic organs between the platforms prevent crash





special studies

On 27 - 4 - 2001



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